

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 7, 2010
6:00 P.M.**

- I. Call to Order**
- II. Prayer and Pledge of Allegiance**
- III. Approval of Minutes, August 16, 2010**
- IV. Presentation of Petitions/Public Comments**
- V. Mayor's Report and Presentation**
- VI. City Council Action**
 - 1. Resignation of Recreation Board Member – Kristyn Burton
 - 2. Recommendation for Appointment of Recreation Board Member – Ed Black
 - 3. Presentation From Illinois Public Energy Regarding Pre-Pay Natural Gas
 - 4. Continuation of Discussion Regarding Changing Downtown Parking Hours From Two Hours to Three Hours Parking – Consideration of Salem Courtesy Cards
 - 5. Consideration of TIF #3 Redevelopment Project – Chapman's Furniture
 - 6. Ordinances for Consideration at First Reading - Parking at Salem Community High School – N. Rotan & Seneff Streets - Options: 1) with Expire Date, 1 year from effective date; 2) with no expire date; or 3) donation of parking spaces
 - 7. Proposal for Final Cover and Closure Certification at Landfill
 - 8. Interfund Loan
- VII. City Manager Report**
- VIII. City Attorney Report**
- IX. City Council Report**
- X. Adjournment**

Thomas F. Christie,
City Manager

**MINUTES
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
TUESDAY - SEPTEMBER 7, 2010
6:00 P.M.**

I. CALL TO ORDER

The Salem City Council met in regular session on September 7, 2010, at the hour of 6:00 p.m. in the Council Chambers of Salem City Hall. The meeting was called to order by Mayor Leonard Ferguson.

Council Members present upon roll call:

Councilman Kip Meador
Councilman Steve Huddleston
Councilman David Black
Councilman Tom Carr
Mayor Leonard E. Ferguson

Others Present:

City Manager Thomas F. Christie
City Attorney Michael R. Jones
City Clerk Jane Marshall
Finance Director Marilyn Shook
Public Works Director John Pruden
Recreation Director Sherry Daniels
Chief of Police Ron Campo
Code Enforcement Officer Brad Crow
Assistant to the City Manager Bev West
Economic Development Director Tracey McDanel
Media: Salem Times Commoner, WJBD Radio, Centralia Sentinel; Marion County Observer and USSonet
Several Members of the public, along with Bob Erxleben, Gas consultant; representatives from IPEA

Absent:

DOEM Director Terry Mulvany and Library Director Kim Keller

II. PRAYER AND PLEDGE OF ALLEGIANCE

Opening prayer led by Councilman Carr, followed by the Pledge of Allegiance to the Flag.

III. APPROVAL OF MINUTES – August 16, 2010

Minutes of Regular City Council Meeting of August 16, 2010 were presented for review.

Councilman Black moved and Councilman Carr seconded the motion to approve the minutes as written of Regular Council Meeting of August 16, 2010 as amended and waive the reading. Roll call vote. AYES: Councilmen Carr, Meador, Huddlestun, and Black. NAYS: None. Motion declared carried.

IV. PRESENTATION OF PETITIONS AND PUBLIC COMMENTS – None

V. MAYOR'S REPORT AND PRESENTATIONS

Mayor Ferguson advised that the subject of high school student parking in Bryan Park would not be discussed under Agenda Item #6, if anyone wished to discuss it, this is the time.

Eric Bandy, President of the Salem Community High School Board, 5214 Quail Run Road, Salem addressed Council on behalf of the high school, suggesting Council to amend the agenda and revisit their previous decision to ban parking in the park, “stating one taxing body making another taxing body spend money does not make fiscal sense to the tax bodies of both districts”. He suggested there are solutions to the littering & vandalism problems.

Robert Phillips, 507 N. Broadway, Salem, SCHS Board member, commented several persons have voiced their concerns to him regarding the city closing the park, stating they thought it was a silly idea – no one he spoke with is in favor of it.

Melrea Flanagan, 3354 Nation Road, Salem, spoke as a parent of a freshman who will be getting his license next year. She expressed concern about parking for him and other students who are in athletics and have to stay later. She supported reversing the decision regarding the ban on parking in the park.

Mayor Ferguson addressed Mr. Bandy's comment regarding adjusting the agenda, indicating that it is not the standard practice to do that. This item would have to be placed on the next meeting agenda. Mr. Bandy asked that his request be placed on the next agenda.

Councilman Black moved, and Councilman Meador seconded the motion to place High School Student parking in Bryan Park on next agenda (September 20th) for consideration to reverse the ban on parking in the park. Roll call vote. AYES: Meador, Huddlestun, Black and Carr. NAYS: None.

Councilman Meador commented that it was suggested by high school kids that the issue of litter and vandalism be discussed at their school assembly, explaining the problems and ask for the students to help with the problem.

VI. CITY COUNCIL ACTION

1. Resignation of Recreation Board Member – Kristyn Burton

A notification was received from Kristyn Burton that she must regretfully resign her position as Recreation Board member because of family obligations. **Councilman Carr moved and Councilman Huddlestun seconded the motion to approve the resignation of Kristyn Burton from the Recreation Board effective July 15, 2010. Roll call vote. AYES: Councilman Huddlestun, Black, Carr, and Meador. NAYS: None. Motion carried.**

Councilman Black directed that a letter of appreciation be sent to Ms. Burton.

2. Recommendation for Appointment of Recreation Board Member – Ed Black

Upon the recommendation of the Recreation Board and Mayor Ferguson, **Councilman Black moved and Councilman Huddlestun seconded the motion to approve the recommendation for appointment of Ed Black to the Recreation Board to fill the unexpired term ending April 30, 2014. Roll call vote. AYES: Councilman Black, Carr, Meador, and Huddlestun. NAYS: None. Motion declared carried.**

3. Presentation From Illinois Public Energy (IPEA) Regarding Pre-Pay Natural Gas

City Manager Christie commented the City is a member of the IPEA, a joint action agency that pools its resources to acquire lower gas prices for all its members. The association has been exploring the possibility of a pre-paid program which would guarantee a fixed discount on the cost on natural gas for a long term period. Two gentlemen from IPEA were present to discuss the current possible program and answer any questions.

Mr. Doc Mueller, Vice President of Government Affairs and Management Services, along with Mike Genin, Director of Gas Service at IPEA gave an overview of the opportunities for and value of participating in a prepay natural gas purchasing plan. Mr. Mueller stated that IPEA and its members contract to take a portion of their natural gas supply from an entity that has issued tax exempt municipal bonds and prepaid for volumes of natural gas. The member community receives a minimum of \$.40 per dkth off the price they would have paid for the volumes had they purchased them normally. The savings is at the disposal of the City Council to either pass through or retain. He further explained members change existing 20-year agreements to 30-year agreements and IPEA provides 100% of natural gas requirements over contract period.

City Manager Christie commented that the city has allocated 50% of our volume to prepay because we are in a contract with Citation for oilfield gas and can't allocate much more to prepay.

Concern was expressed about entering into a 30-year agreement with the uncertainty that the gas usage would not decrease substantially sometime in the future.

Bob Erxleben indicated that the city is under contract with IPEA until 2014, however he did think it was a good idea for the Council to hear a presentation from another company who offers a pre-pay plan that is somewhat different from IPEA. Council will hear a presentation from another company at next council meeting.

Mayor Ferguson moved to Item #6 because several persons were in audience regarding this Item.

Agenda Item #6.

Ordinances for Consideration at First Reading - Parking at Salem Community High School – N. Rotan & Seneff Streets - Options: 1) with Expire Date, 1 year from effective date; 2) with no expire date; or 3) donation of parking spaces

City Manager Christie explained the three options presented, explaining that should the City donate the parking spaces to the School, the property would belong to the Salem Community High School and they could do whatever they want to do with it.

Councilman Meador suggested that the issue be ignored, to which the City Manager commented that we could ignore the issue, but he didn't recommend that – we don't ignore the code.

Councilman Carr commented he likes the suggestion to donate the parking spaces. This has been going on for some time, it was not due to overcrowding of parking - the purpose was as an incentive for students.

Mayor Ferguson commented, the problem with giving the property to the school is maintenance – who maintains it and does snow removal.

Councilman Black commented this has been made an issue when it was a non-issue – don't see making an issue out of it now.

Mr. Detering, Superintendent of SCHS addressed the following issues:

- Options: #1) with Expire Date, 1 year from effective date: Not an Option
- Option #2) with no expiration date: recommend council approve this option – they could change it at anytime
- Option #3) donations to school system: not sure that that is anything the school would want.
- Mr. Detering requested Council go with no expiration date

Councilman Huddlestun commented he has observed every time he has driven by the school parking lot that there are 6-9 empty spaces. Mr. Detering stated that all of the parking stickers are issued.

Councilman Black moved and Councilman Meador seconded the motion to approve Ordinance 2010-10, an ordinance Amending Chapter 12, Section 12-57. High School Student parking with the time changed in Sec. 12-57(2) from 8:00 a.m. to 7:00 a.m. Roll call vote. AYES: Councilmen Meador, Black, and Mayor Ferguson. NAYS: Councilman Carr and Councilman Huddlestun. Motion carried.

4. Continuation of Discussion Regarding Changing Downtown Parking Hours From Two Hours to Three Hours Parking – Consideration of Salem Courtesy Cards

City Manger Christie advised this item was put back on the Agenda because the Council did not indicate that it was concluded at last meeting.

Councilman Carr suggested that the City Council issue Salem Courtesy Cards that could be given to businesses that have a problem with the two-hour parking. He suggested businesses could give one to their customers who receive a parking ticket because their appointment took more than two hours. The person who receives a parking ticket would bring the ticket to city hall along with the courtesy card and not be required to pay the parking ticket.

Discussion proceeded regarding implementation and enforcement of this suggested program. Chief Campo commented that it would create a lot of paperwork for his department, adding that he does not think there is a big problem with parking.

As an alternative, City Manager Christie suggested using parking permits that could be given to clients to put on their car before they get a ticket, then no ticket would be written.

Councilman Carr moved that we initiate parking courtesy program. Mayor Ferguson called for a second to the motion. No second heard. Motion died for a lack of a second.

A concerned citizen suggested the two-hour parking be eliminated; it would eliminate costs to the City for a person marking tires. He stated it is entirely up to the business to make sure that their employees do not park in the parking spaces, adding the Marion County Court House has a parking lot across the street.

Councilman Black made a suggestion to leave the two-hour parking as it is. Mayor Ferguson Closed the Discussion.

5. Consideration of TIF #3 Redevelopment Project – Chapman’s Furniture

City Manager Christie reported that a request has been received from the owner of Chapman’s Furniture for a 100% grant in the amount of \$24,351.00; in addition to three other grants, one for paint, one for signage, and awnings totaling \$5,076.50.

A tabulation sheet with past grants was provided by Economic Development Director McDaneld showing that the city has not in recent history provided a 100% grant, with the exception of being in conjunction with a loan. Director McDaneld answered questions regarding the request.

Leon Chapman, 317 Oglesby, with businesses at 210, 300 & 306 West Main Street, read a prepared statement regarding the success of his business during the past 38 years and commented the improvements he plans to make will increase revenues as well as be an attractive improvement to the downtown. He indicated that the improvements will add one additional employee now and two or three in the future. His plans are to join the two buildings facially to look as one building and cover the sides with a steel covering. The painting has already been done with matching funds from the City with everything purchased locally. He further commented he would be very happy with a 50% matching grant.

Councilman Black indicated that he would not be comfortable approving a 100% grant, a matching grant would be more favorable.

City Manager Christie commented that the contract will have to be redone with verification of his investment before the city can made reimbursement. The request will be brought back with a contract showing a 50% match.

6. Ordinances for Consideration at First Reading - Parking at Salem Community High School – N. Rotan & Seneff Streets - Options: 1) with Expire Date, 1 year from effective date; 2) with no expire date; or 3) donation of parking spaces

Item #6 was moved up after Agenda Item #3.

7. Proposal for Final Cover and Closure Certification at Landfill

A cost proposal for engineering services from Weaver Boos Consultants in the estimated amount of \$24,014.00 for services in conjunction with the closure of the landfill was presented for Council action. City Manager Christie concurred with Public Works Director Pruden recommending acceptance. **Councilman Black moved and Councilman Carr**

seconded the motion to approve the engineering services agreement for an estimated amount of \$24,014.00 with Weaver Boos Consultants for engineering services in conjunction with the closure of the landfill. Roll call vote. AYES: Councilman Meador, Huddlestun, Black, and Carr. NAYS: None. Motion declared carried.

8. Resolution 2010-09 - Interfund Loan

City Manager Christie explained because of the timing of revenue collected in TIF#1, the City had budgeted to acquire a short term loan from a financial institution to bridge the gap between the expenditures and revenue collection. Finance Director Shook recommended the City will be better served and reduce costs, by utilizing an inter-fund loan. He recommended approval. **Councilman Black moved and Councilman Huddlestun seconded the motion to approve Resolution 2010-09, a resolution authorizing an interfund loan from the Gas Fund (17) to TIF #1 (Fund 23) in an amount not to exceed \$400,000.00 to be repaid with an interest rate of 3% per annum. Roll call vote. AYES: Councilman Huddlestun, Black, Carr and Meador. NAYS: None. Motion declared carried.**

VII. CITY MANAGER REPORT

City Manager Christie reported that a letter has been received from the Moose Lodge requesting donation for the large flag that is put up on the west side of Salem near the interstate. A check in the amount of \$655.00 has been sent to the Salem Moose Lodge #361 Flag Account % Marion County Savings Bank.

VIII. CITY ATTORNEY REPORT – Absent

IX. CITY COUNCIL REPORT

Councilman Carr – No report

Councilman Meador – asked the cost of a brush to sweep the pea gravel back on the streets and keep it out of the storm sewers. Public Works Director Pruden commented a brush tends to throw the gravel up in the yards, he is hoping to buy a new street sweeper.

Councilman Huddlestun – commented that the activities at the swimming pool were great this season, it was the #One tourist attraction in ~~Southern~~ Salem Illinois.

Councilman Black

- Reiterated Councilman Huddlestun's comments regarding the pool, adding Recreation Director Daniels did a wonderful job, it is great for the community.
- He learned about a company who uses dry ice to remove mold and mildew and he gave Public Works Director Pruden some literature about the company indicating it could be used to clean the city hall building.
- Asked that letter from Little League regarding girls softball could be discussed at next Council Meeting.

Chief of Police Campo reported that Andrew Smith will be completing his basic training next Thursday from the State Police Academy.

Mayor Ferguson commented about the lights being left on at the pool, to which Director Daniels responded that an employee checks the chemicals once a day and turns the lights on while there. She also advised that the pool will be drained and closed.

City Manager Christie added that the final construction payment is being held back until the pool is closed and it is checked out to be sure everything is completed satisfactorily.

X. ADJOURNMENT

There being no further business for discussion at 7:50 p.m., **motion was made by Councilman Black, seconded by Councilman Huddlestun to adjourn. Roll call vote. AYES: Councilmen Carr, Meador, Huddlestun, and Black. NAYS: None. Motion declared carried.**

Jane Marshall, CMC
City Clerk

**Councilman Huddlestun noted change in his report – should be Salem Illinois*

Approved by City Council 9/20/2010 as amended.