

AGENDA  
CITY OF SALEM  
REGULAR & SPECIAL CITY COUNCIL MEETINGS  
AUGUST 5, 2013

5:30PM (PRIOR TO REGULAR MEETING)

- I. Call to Order
- II. Special Meeting Prior to Regular Meeting
  - 1. Public Hearing on the Proposed Sidewalk Construction Enhancing Transportation Options for Pedestrians at Boone Street and Airport Road
- III. Adjourn Special Meeting

6:00PM REGULAR MEETING FOLLOWING SPECIAL MEETING

- IV. Convene Regular Meeting
- V. Prayer and Pledge of Allegiance
- VI. Presentation of Petitions/Public Comments
- VII. Mayor's Report and Presentations
- VIII. City Council Action
  - 1. Consent Agenda:
    - a. Approval of Minutes-July 15, 2013
    - b. Appointment of Councilman Dave Black as Mayor Pro Tern
  - 2. Resolution in Support of ITEP Grant Application and Sidewalk Construction at Boone Street and Airport Road
  - 3. Revolving Loan Fund Application for Reaching for the Stars Daycare & Learning Center-Diane Schriefer
  - 4. Bid Award for Resurfacing of Shelby Ave Between Main & Boone Streets
  - 5. Approval of Engineering Agreement for Replacement of Sewer at N Hamilton Ave
  - 6. Report on Electric Aggregation
  - 7. Approval of Natural Gas Rates for Large Users
- IX. City Manager Report
- X. City Attorney Report
- XI. Finance Director Report
- XII. City Council Report
- XIII. Adjournment

Bill Gruen  
City Manager



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**MINUTES  
CITY OF SALEM  
REGULAR AND SPECIAL COUNCIL MEETINGS  
August 5, 2013**

**5:30 PM (Prior to the Regular Meeting)**

**I. CALL TO ORDER**

The Salem City Council met in special session at 5:30 p.m. in the Council Chambers of Salem City Hall for the purpose of holding a Public Hearing on the Proposed Sidewalk Construction Enhancing Transportation Options for Pedestrians at Boone Street and Airport Road. The meeting was called to order by Mayor John Raymer.

**Council Members present upon roll call:**

Councilman Jim Baity	Councilman David Black
Councilman Royce Bringwald	Councilwoman Sue Morgan
Mayor John Raymer	

**Others Present:**

**City Staff:**

City Manager Bill Gruen	City Clerk Bev West
Public Works Director John Pruden	Chief of Police Ron Campo
Finance Director Ben Stratemeyer	

**Members of the Public:**

Mike Shaw, SCIRPDC	Max Mercer
Wayne Eidson	Charlene Eidson
Steve Huddlestun	Marvin Owens
Debbie Halfacre	Christine Mulvany

Arletha Petrea  
Darren Wolff  
Geff Purcell

Sheryl Wolff  
Kyle Kelley

**Media:**

Salem Times Commoner  
US Sonet, video recording.

WJBD Radio

**II. SPECIAL MEETING PRIOR TO REGULAR MEETING**

**1. Public Hearing on the Proposed Sidewalk Construction Enhancing Transportation Options for Pedestrians at Boone Street and Airport Road.**

Mike Shaw, South Central Illinois Regional Planning and Development (SCIRPDC) were present to provide an overview of the proposed ITEP grant through IDOT. Mr. Shaw explained that the program is really a reimbursement program, rather than a grant, meaning that the program must be completed before funds are issued to the City. This program reimburses 50% of ROW and easement acquisition; 80% of engineering, utility relocation, construction engineering, and construction costs. Shaw added that the City of Salem will be applying under Category 1 for Off-road trail facilities for bikes, pedestrians and other non-motorized forms of transportation. The project is eligible for curb cuts, sidewalks, striping two crosswalks and signage indicating the crossings.

The project requires "Justification", which requires that they be included in a state, regional or local plan (bikeway, trail or greenway). IDOT permits that smaller community's comprehensive plans may have a section on relevant work and would also justify application. The City's Comprehensive Plan does not specifically reference sidewalks in this area, but our Subdivision Ordinance does require sidewalks. This may be the City's biggest hurdle to funding, as the project may not be consistent with the plan.

Mr. Shaw indicated the plan is required to connect a destination to another destination, i.e. a recreational loop in the park would not qualify. The proposed project would connect The Apostolic Church Academy to both Hawthorn School and Franklin Park School, as well as to First Christian Church and Doctor's Nursing Home.

The grant application is due by electronic transfer by August 20<sup>th</sup>, with hardcopies being due by August 23<sup>rd</sup>. The program has a sunset date of September 30, 2016.

John Pruden, Public Works Director, indicated this particular project was selected from three potential projects, and the purpose of the Public Hearing is to solicit comments, either positive or negative, regarding the proposed project. The total project will cost approximately \$476,000, and will provide for a 6' wide sidewalk. The actual sidewalk has not been designed yet, as it is still a concept.

Deborah Halfacre, 600 Airport Road, questioned what the plan entails. Mr. Pruden responded that the plan is still tentative, but it is expected to run from the First Apostolic Church along the east side of Airport Road to Boone Street, where it will pick up the existing sidewalk on Boone Street on the north side of the road. The City would own and maintain the sidewalk. Ms. Halfacre asked how that will affect the already bad drainage on Airport Rd. Mr. Pruden indicated it will not make the drainage situation any better or worse. Ms. Halfacre added that there could be a safety issue, as the ditches are already very deep. Mr. Pruden responded that the sidewalk will be on the east side of the ditch, and as close to the ditch as possible.

Charlene Eidson 442 Prairieview, asked how the project would affect the very nice fence at the Rubio property. Mr. Pruden indicated relocation of the fence has been budgeted. Ms. Eidson asked where the City funds would be coming from.

City Manager Gruen indicated the City would probably use Fund 18, which is the fund that holds two half-percent sales tax monies, which are used specifically for infrastructure improvements (i.e. sidewalks, streets, utilities). Mr. Gruen added that he cannot foretell what might occur that would require use of the fund in the future, but as of the present, there is enough to cover the City's match.

Ms. Eidson cautioned that placement of sidewalks on Airport Road would require more maintenance than other sidewalks, due to the flooding, which would reach the sidewalks.

Marvin Owens, 102 Newport, indicated he feels sidewalks will be a good addition, due to the safety issue. Residents walk the street day and night.

Councilman Black asked how much of a hurdle it is, as we are not constructing a new subdivision or tying two subdivisions together. Mr. Pruden responded that there are other items we will receive points for, and we are going to stress that we are connecting one school to another school.

Geff Purcell, 3209 Hotze Road, indicated he is the SCHS Cross Country coach, and they would love to see this project happen. Additionally, they would like to see it expanded to Mills Cart Road. Mr. Purcell indicated it can be dangerous when they are running in the evenings, and the coaches run with the kids to help insure safety.

Max Mercer, 301 S. Walnut, indicated he would like to see the City make improvements to existing sidewalks before they install new sidewalks.

Sheryl Downen, 107 Dahllins Drive, indicated she supports the sidewalk project, as she has nearly been hit walking on Airport Road, and had to jump into the ditch.

### III. **ADJOURN SPECIAL MEETING**

Mayor Raymer thanked Mike Shaw of SCIRPDC and John Pruden for their presentations. Motion was made by Councilman Black, seconded by Councilwoman Morgan that the Public Hearing be closed at 6:00 p.m. Mayor Raymer indicated the Council would reconvene in regular session at 6:05 p.m.

### **6:00 PM REGULAR MEETING FOLLOWING SPECIAL MEETING**

### IV. **CONVENE REGULAR MEETING - 6:05 p.m.**

Council Members present:

Councilman Jim Baity	Councilman David Black
Councilman Royce Bringwald	Councilwoman Sue Morgan
Mayor John Raymer	

Others Present:

City Manager Bill Gruen	City Clerk Bev West
Public Works Director John Pruden	Chief of Police Ron Campo
Finance Director Ben Stratemeyer	Recreation Director Sherry Daniels
Library Director Kim Keller	

Also members of the public, and the following Media: Salem Times Commoner, WJBD Radio, Centralia Sentinel, US Sonet (video recording).

### V. **PRAYER AND PLEDGE OF ALLEGIANCE**

Opening prayer led by Mayor Pro Tem David Black followed by Pledge of Allegiance to the Flag.

### VI. **PRESENTATION OF PETITIONS/PUBLIC COMMENTS**

None.

### VII. **MAYOR'S REPORT AND PRESENTATIONS**

Mayor Raymer reminded the community that school is starting, and for drivers to be especially careful. Mayor Raymer also complimented the Marion County Fair Board on this year's fair and turnout, and thanked them for what they do for the area.

### VIII. **CITY COUNCIL ACTION**

#### **1. Consent Agenda:**

- a. Approval of Minutes – July 15, 2013
- b. Appointment of Councilman David Black as Mayor Pro Tem

Councilwoman Sue Morgan directed that the 7-15-13 minutes be revised in the Council Report section to read that the Gas Department was out during the demolition of a building she owned, and they were wonderful and that she had received compliments (not complaints) regarding the EMS and Police Department, and she had passed those on.

City Manager Gruen indicated Councilman Black's term as Mayor Pro Tem would run concurrently with the Mayor's term.

**Councilman Bringwald moved and Councilman Baity seconded the motion that the Consent Agenda be approved as revised. Roll call vote: AYES: Councilman Bringwald, Councilwoman Morgan, Councilman Baity, Mayor Raymer. NAYS: None. Councilman Black abstained. Motion carried.**

**2. Resolution in Support of ITEP Grant Application and Sidewalk Construction at Boone Street and Airport Rd.**

City Manager Gruen indicated he had two different versions of the Resolution, and suggested action be taken on the one with the highest dollars to be committed, and the amount could be reduced, if necessary. The resolution supports submission of a Cycle 11 (2013) ITEP application for the Salem Department of Public Works – Boone and Airport Road Sidewalk Project in the amount of \$476,351.15, with the City providing \$147,893.15 in matching funds.

**Councilman Black moved and Councilwoman Morgan seconded that the City approve Resolution 2013-02, with corrections, if necessary, as noted. Roll call vote: AYES: Councilman Bringwald, Councilwoman Morgan, Councilman Baity, Councilman Black, Mayor Raymer. NAYS: None. Motion carried.**

**3. Revolving Loan Fund Application for Reaching for the Stars Daycare & Learning Center – Diane Schreifer**

City Manager Gruen indicated Ms. Schreifer has been working with Jeanne Gustafson and People's National Bank to apply for financing to open the new Reaching for the Stars Daycare and Learning Center. The total project cost is \$174,000, and People's Bank is willing to partner with the City on this loan. The portion requested from the City is \$75,000. Gruen indicated Peoples will have a first position on collateral, with the City holding second position, but the applicant has other assets that can be used for collateral on the City's loan. Mr. Gruen added that he is not looking for action tonight, as he supports that grants and loans be presented for two readings. Gruen added that there are a few items that need to be addressed, but the initial review by Review Committee members Marilyn Shook and Rick McCullum was favorable, and a 24-hour daycare would be an asset to the community and to Economic Development.

Economic Development Director Jeanne Gustafson indicated that since the loan committee met, the sprinkler system has been tested and they have been working towards a variance request on the grease trap. In working with Public Works Director John Pruden on a calculation, it appears a 15 gallon grease trap would be sufficient, rather than the 1,000 gallon trap required by our ordinance. Gustafson added that they are also working on contacts to arrange travel for out of district school children to be brought to the daycare, which will reduce the number of latchkey kids in our area.

Mini Rapp of the Illinois Department of Children and Family Services (IDCFS) indicated she works with Day Care Centers, not day care home. When an applicant is working towards receiving licensing as a Day Care Center, she helps them with the necessary documents as required by Rule 407 through the State of Illinois. Ms. Rapp indicated she was not Ms. Schreifer's licensing representative with the day care home, but has worked with her over the past few months in preparation for the opening of her Center, and is very impressed with what Ms. Schreifer has done. Ms. Schreifer indicated she currently works with 60 active centers, and 3 that are pending, and not ONE of them is open 24 hours. Rapp added that many parents cannot work 9-5, and there is a very big need for 24-hour day care. Ms. Rapp added that it would be wonderful to see the City assist Ms. Schreifer in this instance.

Councilman Black asked how many employees the Center would have. Ms. Schreifer indicated up to 18, depending on the number of children at the facility.

Councilwoman Morgan asked if she has enough funding to meet her obligations if the State is late on payments. Ms. Schreifer responded that she tries to keep her enrollment at 50% state and 50% non-state, and she can handle the State's late payments. Schreifer added that she really hasn't had a problem with State payments.

Ms. Schreifer introduced Kim Barbee Tucker who will be her Director, Stacey Russell and Jeff Dunahee of Jeff Dunahee Realty, and several parents and staff members. Ms. Schreifer indicated she has 27 children who will be moving with her to the Center, and she can have 54 children per shift. If she adds another room, she can add an additional 8-12 children per shift.

Mayor Raymer thanked those involved, and indicated this would come back for a second reading at the next meeting.

**4. Bid Award for Shelby Ave. Resurfacing**

City Manager Gruen indicated the low bid for resurfacing is from Howell Paving in the amount of \$108,369.19. The project will be funded by money from IDOT, and he recommended approval. **Councilman Black moved and Councilman Bringwald moved that the low bid from Howell Paving in the amount of \$108,369.19 be**

approved. Roll call vote: **AYES: Councilwoman Morgan, Councilman Baity, Councilman Black, Councilman Bringwald, Mayor Raymer. NAYS: None. Motion carried.**

**5. Approval of Engineering Agreement for Replacement of Sewer at N. Hamilton**

City Manager Gruen indicated the agreement from Curry and Associates Engineer would allow for the design of sewer replacement of N. Hamilton and adjacent on Olive Street. This agreement includes fees not to include \$15,200, and he recommends approval. **Councilwoman Morgan moved and Councilman Black seconded the motion to approve the engineering agreement from Curry and Associates in an amount not to exceed \$15,200. Roll call vote: AYES: Councilman Baity, Councilman Black, Councilman Bringwald, Councilwoman Morgan, Mayor Raymer. NAY: None. Motion carried.**

**6. Report on Electric Aggregation**

City Manager Gruen reported that Bev had attended a meeting with Good Energy representatives, who provided an update on the trend of prices and plans for the next bid. Gruen added that Good Energy wants to go out for bid in September, and it will be necessary for City Council to pass a resolution authorizing him to execute a new contract with an alternative electric supplier. This resolution will be presented at the next meeting. The new rate would go into effect in June or July of 2014. Mr. Gruen added that he suggests the City not go with any Green Energy plan, due to the costs, and Salem does not collect a fee on the electricity. Mr. Gruen indicated he has received no complaints about the aggregation, and he feels it has been a good deal for our citizens. Gruen added that this is only offered to Ameren customers, and Tri-County customers are ineligible.

Mayor Raymer indicated he know three people who are tracking their electric bills, and one has seen a 15% reduction, one a 16% reduction, and one a 17% reduction in their overall electric costs.

**7. Approval of Natural Gas Rates for Large Users**

Mr. Gruen indicated he has been working with Geff Purcell on a review of rates, and thanked Mr. Purcell for the time and attention he has provided. Gruen added that at the Gas Rate workshop, there was discussion about grouping users by consumption. It was determined that a better way would be by meter size. The Meter Reader currently has a part-time employee working with him to record the meter sizes at each service point.

In the interim, Mr. Gruen is recommending the City tweak its rate schedule to create a temporary rate for those large users who have used more than 50,000 kw between March 1, 2012 and February 3, 2013. These users would not have the 20% markup, and the fixed rate number would be reduced from \$3.80 to \$2.334.

Geff Purcell, Americana Building Products, indicated they would like to be able to purchase gas on the open market, like electrical customers do. Purcell indicated Americana is the second largest gas user in the City. Americana would like to hire five additional employees, and the cost of gas is hindering their expansion. Purcell recommended the 100,000 dekatherm level be reduced to 10,000 dekatherms. City Manager Gruen responded that he is willing to look at any proposal, as long as it doesn't harm the buying group at large. The smallest users don't need to see an increase. Mayor Raymer indicated the City wants to help Americana, but it must take a balanced approach. Mayor Raymer asked if this temporary rate is satisfactory in the interim. Mr. Purcell indicated it is. **Councilman Black moved and Councilman Bringwald seconded that the temporary rate be in effect for users who used more than 50,000 kw between March 1, 2012 and February 28, 2013, that the 20% markup will be removed, and the fixed cost reduced from \$3.80 to \$2.334. Roll call vote: AYES: Councilman Black, Councilman Bringwald, Councilwoman Morgan, Councilman Baity, Mayor Raymer. NAYS: None. Motion carried.**

**IX. CITY MANAGER REPORT - Staff meeting for tomorrow is cancelled.**

**X. CITY ATTORNEY REPORT - No report.**

**XI. FINANCE DIRECTOR REPORT – No report.**

## **XII. CITY COUNCIL REPORTS**

**Councilman Bringwald** reported that he had spoken with David Armbrust, and his first CILA has received State approval, and he is looking for referrals

**Councilwoman Morgan** indicated she wants codes upheld, and she “put her money where her mouth is”, and demolished a building she owned on Illinois Street, and she encouraged the public with derelict buildings to do the same.

**Mayor Raymer** reported that he is now offering a 20 minute program on “Top 10 Demolitions”, and he appreciates Code Enforcement Officer Brian Hunt’s efforts. Mayor Raymer added that the City Council held its first planning retreat on Saturday, August 3<sup>rd</sup>, to discuss priorities. Raymer added that he appreciated the leadership of the City Manager and Economic Development Director, and congratulated them on a wonderful program. Mayor Raymer passed a card and token of appreciation from the City Council to City Manager Gruen.

## **XIII. ADJOURNMENT**

There being no further business for discussion, at 6:55 p.m. **Councilman Black moved and Councilman Baity seconded the motion to adjourn. Roll call vote. AYES: Councilman Black, Councilman Bringwald, Councilwoman Morgan, Councilman Baity, Mayor Raymer. NAYS: None. Motion carried.**

Bev West, CMC  
City Clerk