

AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
FEBRUARY 16, 2016  
6:00 PM REGULAR MEETING

**Regular City Council Meeting**

- I. Call to Order – 6:00 pm
  - II. Prayer and Pledge of Allegiance
  - III. Presentation of Petitions/Public Comments
  - IV. Mayor’s Report and Presentations
  
  - V. City Council Action
    1. Consent Agenda
      - a. Approval of Minutes – February 1, 2016
    2. Bills Payable
    3. Approval of Petition to Vacate portion of Broughton Street Between Miller and Trenary
    4. Authorization to Apply for CDAP Housing Rehabilitation Grant
    5. Approval of Real Estate Purchase (110 South Walnut)
    6. Approval of Ordinance Amending the Electric Aggregation Plan of Operation and Governance
    7. Approval to Surplus Ford Natural Gas Powered Air Compressors at Gas Plant
    8. Approval of Resolution Supporting State Funding for City Grants
    9. Discussion – Closure of Solicitation Period for Downtown TIF Projects
  
  - VI. City Manager Report
  - VII. City Attorney Report
  - VIII. Finance Director Report
  - IX. City Council Report
  
  - X. Adjournment
- Bill Gruen  
City Manager

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**MINUTES  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
FEBRUARY 16, 2016 – 6:00 PM**

I. **CALL TO ORDER**

The regular February 16, 2016 meeting of the City Council was convened at 6:00 p.m., and called to order by Mayor Rex Barbee.

**Council members present:**

Councilman Nic Farley  
Councilwoman Sue Morgan  
Mayor Rex Barbee

**Council members absent:**

Councilman Jim Baity  
Councilman Morton

**Others present:**

City Manager Bill Gruen	City Attorney Mike Jones
City Clerk Bev Quinn	Finance Director Ben Stratemeyer
Public Works Director John Pruden	Assistant Public Works Director Annette Brushwitz
Chief of Police Sean Reynolds	Deputy Chief of Police Susan Miller
Code Enforcement Officer Brian Hunt	Members of the Media and Public

II. **PRAYER AND PLEDGE OF ALLEGIANCE**

Opening prayer was given by Councilwoman Sue Morgan, followed by the Pledge of Allegiance to the Flag.

III. **PRESENTATION OF PETITIONS/PUBLIC COMMENTS** – None.

IV. **MAYOR’S REPORT AND PRESENTATIONS**

**Unity Forum** – Mayor Barbee invited everyone to the Unity Forum being held at the Bryan-Bennett Library on Monday, February 22<sup>nd</sup> at 6:00 pm. Mayor Barbee indicated this is the night Boards, Commissions and Organizations talk about their accomplishments and goals.

**Chamber of Commerce Home Show** – Mayor Barbee indicated the Chamber Home Show will be held on March 6-7, and indicated he would be contacting Council members to work the City booth.

**Theatre Usage** – Mayor Barbee indicated the 2<sup>nd</sup> Grade is using the Salem Theatre for their program, and he is happy to see the schools utilize the space. SCHS is considering using the venue for its spring concert.

**Noises Off** – Mayor Barbee indicated that the Salem Theatre and Cultural Society’s play, “Noises Off”, went very well.

V. **CITY COUNCIL ACTION**

**1. Consent Agenda**

- a. Approval of Minutes – February 1, 2016

***Motion was made by Councilman Farley and seconded by Councilwoman Morgan that the Consent Agenda be approved as presented. Roll call vote: AYES: Councilman Farley Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

**2. Bills Payable**

Bills Payable were reviewed and discussed. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan that the Bills Payable be approved as presented. Roll call vote: AYES: Councilwoman Morgan, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

**3. Approval of Petition to Vacate portion of Broughton Street Between Miller and Trenary**

City Manager Gruen indicated a petition to vacate the portion of Broughton St. between Miller and Trenary was submitted by the two property owners adjacent to the roadway, Kathy Draper and Dwight Herrington. Mr. Gruen indicated that if vacated, the City will retain the entire area as easement, as we do have utilities in this area. Public Works Director John Pruden indicated he has no objections. City Attorney indicated this action will require four affirmative votes; therefore, he will draft an ordinance for action for the next meeting. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan authorizing the City Attorney to draft an ordinance vacating this section of Broughton and bring it back to action at the next meeting. Roll call vote: AYES: Councilman Farley, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

**4. Authorization to Apply for CDAP Housing Rehabilitation Grant**

James Patrick of South Central Illinois Regional Planning and Development Commission (SCRIP&DC) indicated there are DCEO funds available to assist local municipalities in residential rehab projects. Local municipalities can apply for as much as \$400,000, and use up to \$45,000 per house. A minimum of six houses must be done, but more can be added if we finish under the budget. The City will need to establish a Housing Committee of 4-5 responsible people, complete a survey of the town to establish the low/mod income areas, and select a two to four-block area to use as the rehab area. SCRIP&DC will write the grant application, and some of those funds can be used for the expense of the housing inspector. No financial commitment is required from the City, but it would help the City when it is being graded for consideration for funding. Mr. Patrick indicated of the last five applications the Commission has written, four have been funded. The homes must all be in a two to four-block area, and be owner occupied.

City Manager Gruen indicated this is not a budgeted item, and there would be a \$2,500 charge for SCRIP&DC to write the grant application, but the grant funds can be used to reimburse the City for mailing expenses, etc. The Survey would be good for four years, if we are not funded this year.

***Motion was made by Councilwoman Morgan and seconded by Councilman Farley to authorize the City Manager to proceed with applying for the CDAP Revitalization Grant. Roll call vote: AYES: Councilwoman Morgan, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

City Manager Gruen called the Council’s attention to the demolition lien list that was included with the agenda. Mr. Gruen indicated that if these properties are attainable, they could become a resource for the community for new home development. Mayor Barbee added that someone might be available who would want to buy the City’s liens. Councilwoman Morgan asked if the CDAP grant must be used for rehab, and not development of small new homes. City Manager Gruen concurred that the grant is for rehab of existing homes.

**5. Approval of Real Estate Purchase (110 South Walnut)**

City Manager Gruen presented a purchase contract for 110 South Walnut, owned by Freeda McGaughy. Mr. Gruen indicated the contract calls for the purchase of the property for an amount totaling \$50,000 paid in two installments, one in 2016 and one in 2017. The City's interest in the property involves demolition for improved downtown parking. Mr. Gruen added that this project also has the support of the Theatre Board, as it would be beneficial if they choose to expand to the west. Councilman Farley added that this will also provide good access to City Hall, and he is in favor of the purchase. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve the purchase contract for 110 South Walnut from Freeda McGaughy in the amount of \$60,000, to be paid in two payments, one in 2016 and one in 2017. Roll call vote: AYES: Councilman Farley, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

6. **Approval of Ordinance Amending the Electric Aggregation Plan of Operation and Governance**  
City Manager Gruen indicated Good Energy has scheduled the bid opening and approval of bids for February 24, 2016. He will be traveling to Charleston in the hope of approving the next bid for the residential electric aggregation rate. One of the attorney's representing some of the other communities involved has recommended modifying the Electric Aggregation Plan of Operation and Governance to remove the requirement that the next supplier price-match Ameren, should Ameren be able to provide a lower rate. Customers would still be able to opt out of the Aggregation Program, if they wish. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve an ordinance amending the Electric Aggregation Plan of Operation and Governance by removing the price-match requirement. Roll call vote: AYES: Councilwoman Morgan, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***
  
7. **Approval to Surplus Ford Natural Gas Powered Air Compressors at Gas Plant**  
City Manager Gruen indicated there are two gas powered air compressors at the Gas Plant that are no longer used. Public Works Director John Pruden indicated he would like to make room at the gas plant for office space. Mr. Pruden indicated he would advertise the compressors in the newspaper, Trader, and on the City's website. Mr. Pruden added that he has already been offered \$200 per compressor. Councilman Farley suggested that a page be added to the city's website listing all RFPs. ***Motion was made by Councilwoman Morgan and seconded by Councilman Farley to declare two Ford Natural Gas Powered Air Compressors surplus. Roll call vote: AYES: Councilman Farley, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***
  
8. **Approval of Resolution Supporting State Payment of City Grants and Utility Debt**  
City Manager Gruen indicated the proposed resolution identifies grants the City was awarded, but did not receive, as well as outstanding utilities in the amount of \$18,938.92. MFT and video gaming funds have been received. Mr. Gruen added that we have received some grant funds, but no authority to spend them. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve Resolution 2016-03 Encouraging Adoption of a State Budget for Fiscal Year 2016 be approved. Roll call vote: AYES: Councilman Farley, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***
  
9. **Discussion – Closure of Solicitation Period for Downtown TIF Projects**  
City Manager Gruen indicated the deadline for project submission was February 10, 2016. Economic Development Director Jeanne Gustafson has put together a list, based on submittals and verbal interest, and offered the applicant's additional time to finalize cost estimates. ***Motion was made by Councilwoman Morgan and seconded by Councilman Farley to close the solicitation period for Downtown TIF projects. Roll call vote: AYES: Councilman Farley, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

City Manager Gruen indicated that ED Director Gustafson has made a recommendation that a Knox Box be attached to any building that has been funded with tax dollars, so that the Fire Department has access to get inside the building quickly. Councilman Farley indicated he spoke to Fire Chief Roger Mann about this, and he is heavily in favor. Farley added that Chief Mann would like City Council to pass a resolution requiring that all new commercial construction be required to put in these boxes. Councilman Farley added that he would be interested in subsidizing these boxes with TIF funds, i.e. half paid for by owner and half paid by TIF funds, and asked that Council be thinking about this. Economic Development Director Jeanne Gustafson indicated she has put together a list of the downtown property owners, and she will send it out to

Council. Chief of Police Reynolds indicated he would like to see the Police have the same access the Fire Department would have. City Manager Gruen indicated he would bring back more information at the March 7<sup>th</sup> meeting.

Mr. Gruen recognized Pastor Gorden Kreke of the Eternal Hope Church, and invited him to address Council. Reverend Kreke indicated it has been a while, but the church had approached City Council previously to request assistance with the demolition of the former Broadway Christian Church. Originally, the church had thought the property was going to be taken over by an adjacent property owner and turned into a parking lot. That plan fell through. The church's financial situation is that it has approximately \$80,000 in the Building Fund and \$12,000 in the General Fund. The estimated cost of demolition is \$66,500. The \$80,000 is enough for the down-payment and the first six-months of payments at \$2,000/month, as it will probably be a year before they are paying full payments. Rev. Kreke indicated he had heard from a reliable source that the bank would like to see them have more members to provide additional stability, if the church has to pay the full demolition cost. Councilwoman Morgan asked if their membership has increased from the 10 members they had when they addressed Council previously. Reverend Kreke indicated they usually have 15-16 in attendance.

VI. **CITY MANAGER'S REPORT**

**Salem Aquatic Center Bonds** - City Manager Gruen indicated he and Finance Director Ben Stratemeyer have been discussing the possibility of refinancing the pool bonds. Mr. Stratemeyer indicated the bonds are at 4% interest for 15 years, callable on April 1, 2017. Mr. Gruen indicated he will keep Council informed, and if interest rates start going up, he will recommend striking early.

**Roberts Park – Playground Equipment** – City Manager Gruen asked Assistant Public Works Director Annette Brushwitz to talk about the proposed equipment. Ms. Brushwitz indicated she had requested proposals from several companies, and has put together four display boards showing the different options. Ms. Brushwitz indicated it would make the most sense to spend the money on the option that will provide the most features. Councilwoman Morgan asked if the different options all have a small and large slide. Ms. Brushwitz indicated they do, although one option has really got two small slides. Option 2 has a merry-go-round that you can strap small children into. Mayor Barbee indicated he likes the options that have stand-alone features, so that small children are not playing with larger, rougher children. Ms. Brushwitz indicated the prices are good until May 1<sup>st</sup>, and the NuToys prices are their straight out prices and will be good past May 1<sup>st</sup>. These options will be displayed at the Chamber Home Show and at city hall, in an effort to receive feedback from the community. Councilman Farley added that the Council had previously empowered the City Manager and Public Works Departments to move forward without further Council action. Mayor Barbee added that most of the money will be coming from insurance.

VII. **CITY ATTORNEY REPORT** – None.

VIII. **FINANCE DIRECTOR REPORT** – None.

IX. **CITY COUNCIL REPORT**

**Councilman Farley** indicated he really wants the city to finalize implementation of the Credit/Debit program.

**Councilwoman Morgan** added that she wants to see the online bill pay implemented, as well as the auto-pay.

X. **ADJOURNMENT**

As there was no further business to discuss, ***motion was made by Councilman Farley and seconded by Councilwoman Morgan to adjourn the meeting at 7:02 p.m. Roll call vote: AYES: Councilwoman Morgan, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

Bev Quinn, CMC  
City Clerk

Minutes approved: \_\_\_\_\_