

AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
MARCH 7, 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
 1. Proclamation Declaring Girl Scout Week

- V. City Council Action
 1. Consent Agenda
 - a. Approval of Minutes – February 16, 2016 Regular Meeting; February 22, 2016 Unity Forum
 - b. Presentation/Approval of City Zoning Map, no Changes Made
 2. Approval of Mayoral Appointment of Dave Black to Police Pension Board
 3. Second Reading – Approval of Solicited Downtown TIF Projects
 4. Second Reading – Approval of Petition to Vacate portion of Broughton Street Between Miller and Trenary
 5. Approval of AECOM Change Order for Professional Services Related to Salem Landfill Permitting and Regulation
 6. Approval of Bid for Purchase of Bituminous Patch
 7. Approval of IDOT Resolution for FAU-Supported Replacement of Illinois Street Sidewalk
 8. Approval of Purchase Dump Truck for Street Dept
 9. Approval of Purchase of Truck for Cemetery Dept
 10. Approval of Resolution Creating Housing Committee

- VI. City Manager Report
- VII. City Attorney Report
- VIII. Finance Director Report
- IX. City Council Report

- X. Adjournment

Bill Gruen 
City Manager

MINUTES
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
March 7, 2016 - 6:00 PM

I. **CALL TO ORDER**

The regular March 7, 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
Councilman Craig Morton
Councilwoman Sue Morgan
Mayor Rex Barbee

Council members absent:

Councilman Jim Baity

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, led by Girl Scout Audrey Morrison.

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

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

Proclamation – Girl Scout Week: Mayor Barbee welcomed a number of Girl Scouts, their leaders and parents, and presented a proclamation, proclaiming the week of March 6-12 as Girl Scout Week.
Eagle Scouts – Mayor Barbee congratulated Jared Hubler on attaining his Eagle Scout designation, and thanked Ethan Hawkins for the work he did in the Dog Park.

V. **CITY COUNCIL ACTION**

1. Consent Agenda

- a. Approval of Minutes – February 16, 2016 Regular Meeting; February 22, 2016 Unity Forum
- b. Presentation/Approval of City Zoning Map (no changes made)

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 Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.

2. Approval of Mayoral Appointment of Dave Black to Police Pension Board

Mayor Barbee indicated he would like Council consent on the appointment of David Black to serve as a member of the Police Pension Board. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve the appointment of David Black to the Police Pension Board, with a term to run March 7, 2016 to April 30, 2017. Roll call vote: AYES: Councilwoman Morgan, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.*** Mayor Barbee and Councilman Farley thanked Mr. Black for his willingness to serve.

3. Second Reading – Approval of Solicited Downtown TIF Projects

City Manager Gruen provided an updated list of commitments, as follows:

Downtown TIF Balance	\$	276,160
 Pre-Committed Expenses		
Match for Theater Expansion	\$	35,000
215 E Main Street	\$	9,000
Opticoms (stop light pre-empters)	\$	15,000
Purchase S. Walnut	\$	60,000
Demo S. Walnut	\$	40,000
Misc	\$	5,000
New Balance	\$	112,160
 TIF Solicit Projects		
Chapman's Furniture Roof	\$	6,700
ABC Façade	\$	12,500
100 West Main Windows	\$	15,000
Expansion of Encore Resale	\$	15,000
Knox boxes	\$	7,500
Engineer's inspections	\$	2,000
New Balance	\$	53,460
 FY17 TIF Revenues	 \$	 94,475
FY17 EOY Balance	\$	147,935

Ideas for FY17

- 1. Cushion for cost of demo of South Walnut
- 2. Surface parking and retention wall for Jefferson & Main parking lot
- 3. Surface parking at former S Walnut property
- 4. Work with County to improve parking at Schwartz & Broadway
- 5. Entrepreneur projects

Discussion ensued regarding the Knox boxes. Salem Fire Department Chief Roger Mann indicated the boxes are bolted to the building, and the key to the box is locked in the fire truck or locked in the Fire Department. No one has access to the keys except the department. The Knox boxes allow the Fire Department to get into the buildings without breaking doors or windows. Councilman Morton asked how many communities are using the Knox boxes. Chief Mann responded that many of the larger towns are using them, including Centralia and Mt. Vernon. Downtown business owner Rob Quandt asked if there will be a log or something to indicate when the Fire Department has been in their buildings. Chief Mann indicated they would not be going in without threat of fire, or without contacting the building owners. City Manager Gruen asked if the Fire Department could install the boxes, if the City helped the downtown businesses purchase them. Chief Mann indicated they would consider helping with installation. Councilwoman Morgan asked if the Police would have access to the buildings. Chief Mann indicated State statutes will not allow the Police Department to have a key, but they would coordinate efforts, if needed.

Mayor Barbee indicated that the City is looking for a 50% investment from the property owners/users, and a commitment from the City of not more than \$15,000. Councilman Farley indicated the project at 100 W. Main is larger than \$15,000, and asked if anyone had approached her to see if she would still want the \$15,000. City Manager Gruen indicated “no”. Mayor Barbee

commented to Mr. Rob Quandt, of Quandt’s ABC, that he likes what they have planned. Councilman Farley asked if the approval of these projects would allow another round of applications. Mr. Gruen indicated he has some ideas, but does not intend to request additional proposals at this time. City Manager Gruen indicated that any approvals made would be subject to development agreements. **Motion was made by Councilwoman Morgan and seconded by Councilman Farley to approve the Projects submitted, as outlined above, subject to Development Agreements. Roll call vote: AYES: Councilwoman Morgan, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.**

4. Second Reading – Approval of Petition to Vacate Portion of Broughton Street Between Miller and Trenary

City Manager Gruen indicated he wanted to clarify that none of the vacated street would go to the property owners to the north, as that property is outside of the City limits. The land will be divided between the two property owners adjacent on the south side of the street. Mayor Barbee added that the City would retain the easement rights through the vacated roadway, as there are utilities located in that area. **Motion was made by Councilman Farley and seconded by Councilman Morton to approve the ordinance vacating a portion of Broughton St. between Miller and Trenary. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.**

5. Approval of AECOM Change Order for Professional Services Related to Salem Landfill Permitting and Regulation

City Manager Gruen indicated that what AECOM calls a “Change Order” might otherwise be called a contract extension. AECOM assists the City with its permitting and regulatory responsibilities, related to the closed City landfill. The city has been working with AECOM for a number of years, starting before 2011. The contract extension is valued at \$29,700 and will be a budgeted item for the next fiscal year. **Motion was made by Councilwoman Morgan and seconded by Councilman Morton to approve the AECOM Change Order in the amount of \$29,700. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.**

6. Approval of Bid for Purchase of Bituminous Patch

City Manager Gruen indicated he is recommending approval of the low bid for bituminous patch from Howell Paving, totaling \$32,340, which is adjusted for the cost of the City picking up the patch. This will be a budgeted item for FY17. **Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve the low bid for bituminous patch from Howell Paving in the amount of \$32,340. Roll call vote: AYES: Councilwoman Morgan, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.**

7. Approval of IDOT Resolution for FAU-Supported Replacement of Illinois Street Sidewalk

City Manager Gruen indicated City Council had previously approved actions related to using FAU dollars from IDOT for replacement of sidewalk on the east side of Illinois Street. This resolution was prepared for IDOT and lays out the City’s financial responsibilities for the project. Mr. Gruen indicated he may have misspoken last time this was discussed, when he said the Engineering would serve as part of the City’s match. It does not. The financial contribution is outlined below:

Engineering (surveys, plans, IDOT reports, inspection):	\$44,600	City
Construction (20% contribution from City):	\$40,000	City
Construction (80% FAU grant from IDOT):	<u>\$160,000</u>	IDOT
Total:	\$246,000	

Mayor Barbee indicated this is a good use of Federal Funds. **Motion was made by Councilman Farley and seconded by Councilman Morton to approve the IDOT Resolution outlining the City’s financial obligation on the Illinois St. Sidewalk Replacement in the amount of \$84,600. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.**

8. Approval of Purchase of Dump Truck for Street Department

City Manager Gruen indicated the FY16 budget includes \$75,000 for the purchase of what was expected to be a used dump truck. Bids were solicited, and the City received a bid for a new, 2016 Ford F-750 for \$73,895 from Ford Square in Mt. Vernon. The new Ford does not include the

plow and attachments, which would total \$13,917. The City also received a bid for a used 2009 International 4300 with 147,000 miles, and a plow already affixed, for \$69,860 from Schmidt Ford. Although the used International would be suitable, Mr. Gruen indicated Public Works has recommended purchase the 2016 Ford. Public Works Director John Pruden added that he recommends purchase of the new truck, based on the warranty, and suggested budgeting for the attachments in the FY17 budget. Councilman Farley indicated he feels it might be a good idea to purchase the used truck. Councilwoman Morgan indicated she always feels it is better to buy new, with warranty, if the price is anywhere in the ballpark. Councilman Morton asked how much was originally budgeted. Mr. Gruen indicated \$75,000. Mr. Gruen indicated he feels the City will come in under budget for FY16, and can cover the cost of the new truck. Councilman Farley indicated that Mr. Pruden does a good job of keeping his budget tight, and although he prefers the purchase of the used truck, he will not oppose purchase of the new International. ***Motion was made by Councilwoman Morgan and seconded by Councilman Farley to approve the purchase of the 2016 F-750 Dump Truck in the amount of \$73,895 from Ford Square in Mt. Vernon. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

9. Approval of Purchase of Truck for Cemetery Department

City Manager Gruen indicated the FY16 budget includes \$28,000 for a new truck for the Cemetery Department. Bids were solicited, and the low bid comes from Schmidt Ford, totaling \$31,841 for a 2016 Ford F-350. Although over budget, as of 3/03/16, the General Fund budget will accommodate the increased cost of the truck by the end of the fiscal year. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve the bid from Schmidt Ford, Salem, in the amount of \$31,840.72 to purchase the 2016 F-350. Roll call vote: AYES: Councilwoman Morgan, Councilman Farley, Councilman Morton, and Mayor Barbee. NAYS: None. Motion carried.***

10. Approval of Resolution Creating Housing Committee

City Manager Gruen indicated the proposed resolution creates a Housing Committee to be in place if the City receive a CDAP Residential Rehab grant. The Committee would serve only as long as the grant was in place. City Manager Gruen indicated this resolution has been set up so that the decisions as to which neighborhood is selected for concentration of grant dollars and which homes are selected within that neighborhood are decided by the Housing Committee. Gruen added that James Patrick of SCIRP&DC has indicated communities have done it both ways – with either the Housing Committee making those decisions, or with the Housing Committee bringing back recommendations to City Council for final decisions. Consensus was that the City Council would like this resolution fine-tuned to allow recommendations to be made by the Housing Committee and final decisions to be made by Council. City Manager Gruen indicated he would bring this back for action at the next meeting.

VI. CITY MANAGER'S REPORT

Budget Schedule: Mr. Gruen provided City Council with an updated Budget schedule. Mr. Gruen added that the City used to do a budget workshop on an additional Monday during April, but since he has been City Manager, he has offered the budget workshop as part of a regular City Council meeting night, and has tried to keep the other business for the evening light. Mr. Gruen asked if Council would prefer to hold the workshop as a special meeting. Consensus was to hold the budget workshop on a regular meeting night, unless there were too many items scheduled for action.

Gas Insurance: Mr. Gruen indicated there appears to be a legislative push to require Gas Utilities to have high insurance coverage. Mr. Gruen added that he feels the intent is for the large suppliers to push out the small suppliers. He will keep Council apprised.

Home Show: Mr. Gruen indicated he appreciated the efforts of those who worked the home show on behalf of the City. Mr. Gruen added that the four replacement playground options are currently at Hawthorn School, where the 3rd graders will be voting.

VII. CITY ATTORNEY REPORT – None.

VIII. FINANCE DIRECTOR REPORT – None.

IX. CITY COUNCIL REPORT

Mayor Barbee indicated he appreciates everything the City is doing to involve the public in the decision on which Playground Option is purchased, and offered a “hats off” to both John Pruden and Annette Brushwitz for their efforts.

Councilwoman Morgan thanked the Council for the beautiful flowers her family received upon the death of her father-in-law.

Councilman Farley commended the Salem Animal Shelter for adopting out 101 animals. Councilman Farley also thanked John Pruden and Annette Brushwitz for ordering some of the materials needed for the Dog Park, and Ethan Hawkins for the work he has done in the dog park as part of his efforts to obtain his Eagle Scout designation.

X. **ADJOURNMENT**

As there was no further business to discuss, ***motion was made by Councilwoman Morgan and seconded by Councilman Farley to adjourn the meeting at 6:55 p.m. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

Bev Quinn, CMC
City Clerk

Minutes approved: _____