

AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
OCTOBER 4, 2010
6:00 P.M.

- I. Call to Order
- II. Prayer and Pledge of Allegiance
- III. Approval of Minutes, ~~October 4,~~ September 20, 2010
- IV. Presentation of Petitions/Public Comments
- V. Mayor's Report and Presentation
- VI. City Council Action
 - 1. Presentation of 2009/2010 Annual Audit Report
 - 2. Option to Purchase City Property/Triangle Grain, Inc.
 - 3. Presentation by Gas Consultant Bob Erxleben Regarding Pre-Pay Natural Gas Service
 - 4. Bid Award – Town Creek Water Main Relocation
- 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 – OCTOBER 4, 2010
6:00 P.M.

I. **CALL TO ORDER**

The Salem City Council met in regular session on October 4, 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 Huddlestun
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
Library Director Kim Keller
Economic Development Director Tracey McDaneld
Media: Salem Times Commoner, WJBD Radio, Centralia Sentinel; Marion County Observer and USSonet
Several Members of the public, along with Bob Erxleben, Gas consultant; Fred Becker, Accountant with Glass and Shuffett, LTD

Absent:

DOEM Director Terry Mulvany

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 – September 20, 2010**

Minutes of Regular City Council Meeting of September 20, 2010 were presented for review.

Councilman Black moved and Councilman Huddlestun seconded the motion to approve the minutes of Regular Council Meeting of September 20, 2010 as written and waive the reading. Roll call vote. AYES: Councilmen Meador, Huddlestun, and Black. ABSTAIN: Councilman Carr. NAYS: None. Motion declared carried.

IV. **PRESENTATION OF PETITIONS AND PUBLIC COMMENTS** – None.

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

Mayor Ferguson read prepared comments concerning student parking in Bryan Park in response to a lot of citizen comments about the issue. He pointed out that it is not unusual for the city to assist in

worthy projects and our citizens have supported those decisions, such as helping the fire district purchase a fire engine, providing land for the hospital to expand, replacing water line at the high school, and providing funds for building improvements at the fair grounds for the coon dog competition and future events. He further commented that one concern of many of those who have to travel Route 37 is the fear of hitting a student crossing the street. He suggested moving forward with Superintendent Detering's original proposal of a parking lot for 40-50 cars by the baseball diamond, adding that the City Manager has said he would consider the issue of city crews assisting with the project as far as preparing the base, should the school board choose to discuss it, adding, it is basically what they want to do at this time.

VI. CITY COUNCIL ACTION

1. Presentation of 2009/2010 Annual Audit Report

Mr. Fred Becker, Accountant with Glass and Shuffett, LTD, the firm that the City contracts with to audit its finances presented the findings of the 2009/2010 Annual Audit and answered questions. Mr. Becker discussed the audit report and explained the additional reports that are included in the audit. He noted that they did not identify any deficiencies in internal control over financial reporting and no instances of non-compliance or other matters that need to be reported. He further reported that the audit showed that the net worth of the City has improved. Following the report and discussion, **motion was made by Councilman Carr, seconded by Councilman Black to accept the FYE 2010 Annual Audit Report as presented. Roll call vote. AYES: Councilmen Meador, Huddleston, Black, and Carr. NAYS: None. Motion declared carried.**

2. Option to Purchase City Property/Triangle Grain, Inc.

City Manager Christie commented that the city owns a 40 acre parcel of property adjacent to its landfill and representatives of Triangle Grain will present a proposal to acquire an option to purchase this property. Should the Council agree to consider this proposal, an agenda item to execute the option document will be placed on the next meeting agenda.

Public Works Director Pruden introduced Attorney Pamela J. Apke, representing four owners of Triangle Grain, Inc., Mulberry Grove, IL. Ms. Apke stated Triangle Grain would like to develop the landfill to benefit the city. They have approached the City with a three-year option to purchase rather than a contract to purchase because they want the time to develop and go thru the siting and permitting process with IEPA and during that time, Triangle will be bearing all costs of the permitting process and the time associated with getting the permits. She further commented that if they do exercise the option, then they will proceed to purchase the property and once the landfill is in place then Triangle will bear all the costs associated with management, operation, employees, maintaining the roadway and those types of things discussed in the option.

Director Pruden pointed out to make the public aware, the City of Salem will not be the permit holder, the City will not own the land, the City will not hold the permit, and the City will not own or operate the landfill - Triangle Grain will do that. The City of Salem is granting access across the existing landfill property to get to the 40 acres that the city currently owns. He added, the benefits to the city is once the landfill would become operational, the City would receive a tipping fee from every ton that would go into the landfill. He commented, the landfill is going to be permitted for general household waste which means no hazardous waste; no medical waste, nothing by rail, it will be a regional type area exactly as ours is permitted currently - for general household waste.

He answered questions regarding resident's use of proposed landfill, stating they would access the same road used now, the City is granting them permission to go across the existing road to access the 40 acres.

Pruden commented that the gentleman that we are dealing with is the same one we have under contract doing the current landfill closure – his company has a person on staff who holds a license to operate a landfill, so they are very familiar of landfill operations.

Ms. Apke commented they are hoping that the costs will be lower to the citizens than having to haul it elsewhere.

Pruden indicated that we would still contract the pickup, but the hauler would be looking at a different distance to the landfill. They would access the landfill exactly as they do now. He also indicated that the proposed option is for property the city purchased in 1992 and did not develop into the landfill. The purchase option price is the same amount as the city paid for the property in 1992. It was stated that the option fee is \$10,500 to be paid in three annual installments, if Triangle does not exercise the option because they cannot get the permit, the City keeps the money.

The general public would have access to this landfill and would be charged by the ton and construction and demolition will still be accepted as we do now.

City Manager Christie asked is Council wished to allow this to go the next agenda, allowing the public an opportunity to ask questions. Council agreed to consider the proposed option at next Council Meeting.

3. Presentation by Gas Consultant Bob Erxleben Regarding Pre-Pay

Natural Gas Service

Bob Erxleben, the City Gas Consultant reported that he has compared the data and presentations by Illinois Public Energy Agency (IEPA) and Utility Gas Management (UGM) for pre-pay natural gas services and has prepared a summary of the possible cost savings associated with each of the programs. Because there was a considerable cost savings between the two programs (over \$3,000,000) he recommended UGM's program be considered and the City not go with the thirty-year option with IEPA.

4. Bid Award – Town Creek Water Main Relocation

City Manager Christie indicated IDOT is in the process of widening the bridge on Route 50 over Lackey Creek and the City is required to relocate the city's water main on the north side. This project was originally budgeted for \$35,000. The city solicited bids and five were received. He concurred with the recommendation of the City's engineering consultant, Curry and Assoc and Director Pruden that the city accept the low bid from Tri-S Excavating at \$18,215.00.

Councilman Black, moved and Councilman Meador seconded the motion to approve the apparent low bid from Tri-S Excavating in the amount of \$18,215.00 to relocate the city's water main on the north side of the bridge on Route 50 over Lackey Creek. Roll call vote. AYES: Councilmen Meador, Huddlestun, Black, and Carr. NAYS: None. Motion declared carried.

VII. CITY MANAGER REPORT

- City Manager Christie reported the Little Egypt Festival committee experienced vandalism on Friday and there was also vandalism at the skate park, estimated at \$1,000 to repair fence.
- Complimented the work of city employees, Jill Combs and Bev West on Saturday for making sure everything went off for the Little Egypt Festival Parade
- Public Works Director Pruden and Recreation Director Daniels are involved in layout fields, parking and lighting to create soccer fields based upon the City Council decision to discontinue girl's softball.
- Reminded City Council of the Joint Review Board Meeting for Westside Area Tax Increment Redevelopment Project Area TIF #1 and Redevelopment Project Area TIF #2 and Downtown Redevelopment Project Area TIF #3 to be held at the Economic Development Office, 321 West Main Street on Friday, October 15, 2010 at 11:00 a.m.

VIII. CITY ATTORNEY REPORT – no report

IX. CITY COUNCIL REPORT

- **Councilman Carr** thanked everyone for their cards and prayers during the time he was in the hospital and recovery from surgery
- Thanked Sherry Daniels for giving the invocation during his absence at the last council meeting
- Thanked Councilman Meador picking him up and driving the vehicle in the Little Egypt Parade for the Mayor and Councilmen
- Commented on the good performance at the Community Theater "Right to Remain Dead" - adding these performances involve the community and is good for the citizens and the schools

Councilman Meador

- commented he enjoyed the Little Egypt Parade and seeing the cute little kids
- commented on the work at the Clark Station on West Main Street, thanking Code Enforcement Officer Crow for his work on taking care of this vacant site
- he also commented that he learned a lot at the Illinois Municipal League Conference

Councilman Huddlestun

- Welcomed Councilman Carr back after his surgery
- thanked Jill Combs and Bev West for their work on the Little Egypt Festival Parade

Councilman Black Agreed with everyone on the Little Egypt Festival Parade

Other

- Mayor Ferguson commented on an article published in the October 4th Centralia Sentinal on Salem TIF
- Also welcomed Councilman Carr back
- Received several comments from people who were pleased and enjoyed the Parade

X. ADJOURNMENT

There being no further business for discussion at 7:15 p.m., motion was made by Councilman Carr, seconded by Councilman Black to adjourn the meeting. Roll call vote. AYES: Councilmen Huddlestun, Black, Carr, and Meador. NAYS: None. Motion declared carried.

Jane Marshall, CMC
City Clerk

Minutes approved as written by City Council on October 18, 2010.