

AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
May 7, 218
6:00 pm

- I. **Call to Order**
- 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 – 04/16/2018
 - 2. Approval of Mayoral Appointments
 - 3. Approval of Application from Grubaugh Contracting for TIF Assistance Tied to Redevelopment
 - 4. Approval of Application from Andy & Tracy Crouch for TIF Assistance for 220 W. Church
 - 5. Approval of Plant for City Hall Lobby Renovation
 - 6. Approval of Public Works Vehicle Purchase

- VI. **City Manager Report**
- VII. **City Attorney Report**
- VIII. **Finance Director Report**
- IX. **City Council Report**
- X. **Executive Session**
 - 1. 5 ILCS 120/2 (c)(2) Amendments to City Manager Contract

- XI. **City Council Action**
 - 7. Approval of Amendments to City Manager Contract

- XII. **Adjournment**

Bill Gruen City
Manager

MINUTES
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
May 7, 2018 – 6:00 pm

- I. **CALL TO ORDER**

The regular May 7, 2018 meeting of the City Council was convened at 6:00 p.m. and called to order by Mayor Rex Barbee.

Council members present:
Councilman Jim Koehler
Councilman Nic Farley
Councilman Craig Morton
Councilwoman Sue Morgan
Mayor Rex Barbee

Council member absent: None.

Others present:

City Manager Bill Gruen	City Attorney Mike Jones
City Clerk Bev Quinn	Chief of Police Sean Reynolds
Economic Development Dir. Jeanne Gustafson	Deputy Chief of Police Susan Miller
Public Works Director John Pruden	Asst. Public Works Director Annette Brushwitz
Dennis Grubaugh, Grubaugh Contracting	Andy Crouch
Ben Poirier, Architect	Members of the Media and Public

- II. **PRAYER AND PLEDGE OF ALLEGIANCE**

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

- III. **PRESENTATION OF PETITIONS/PUBLIC COMMENTS**

Chuck McLean of Chuck’s Excavation and Landscaping expressed concern that a demolition/renovation project was being awarded to a firm from Vandalia. City Manager Gruen responded that it is not a city-owned project, and Mr. Grubaugh’s plan is to purchase and renovate the property.

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

Mayor Barbee commended the Salem Community High School faculty and students for a beautiful prom, and offered a “hats off” to the Lions Club, who provides the post prom event.

V. CITY COUNCIL ACTION
Consent Agenda

- a. **Approval of Minutes – April 16, 2018**
The minutes of the April 16, 2018 City Council meeting were presented for action. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve the minutes as presented. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. Nays: None. Motion carried.***

2. **Approval of Mayoral Appointments**

City Council was provided with the following new appointments and reappointments for action:

	<u>Original Appointment</u>	<u>Re-Appointment Term Ending</u>
<u>AIRPORT AUTHORITY</u>		
George “Joe” Black	1978	4/30/2023
<u>LIBRARY BOARD – 3-Year Term</u>		
John “Jack” McGuire	2006	04/30/2021
Jane Mordecai	1997	04/30/2021
Joyce Raver	1997	04/30/2021
<u>PLANNING COMMISSION – 7 Members – 5 Year Term</u>		
James Milano	2004	04/30/2023
Sandie Phillips	2013	04/30/2023
Rick McCullum	2016	04/30/2023
<u>POLICE BOARD – 3 Members – 3-Year Term</u>		
Michael Phillips	2010	04/30/2021
<u>POLICE PENSION BOARD – 2 members - 2-Year Term</u>		
James Wheeler	1995	04/30/2020
<u>HISTORICAL COMMISSION – 7 members - 3-Year Term</u>		
Frank Brinkerhoff	2009	04/30/2021
Luke Purcell	(new)	04/30/2021
Open Position		04/30/2021
Open Position		04/30/2021
<u>ZONING BOARD OF APPEALS – 7 members - 5-Year Term</u>		
Open Position		04/30/2023
Open Position		04/30/2023

Motion was made by Councilwoman Morgan and seconded by Councilman Koehler to approve appointment of Board and Commission members as presented. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Koehler, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.

Planning Commission member Jim Milano was sworn in by Mayor Barbee.

3. **Approval of Application from Grubaugh Contracting for TIF Assistance Tied to Redevelopment of Former Selmaville School**

Economic Development Director Jeanne Gustafson introduced Dennis Grubaugh of Grubaugh Contracting, and indicated Mr. Grubaugh has extensive experience with redeveloping older buildings. Gustafson added that she, Councilwoman Morgan and City Manager Gruen were all provided with a tour of the buildings Mr. Grubaugh has renovated in Vandalia, and were very impressed. City Manager Gruen provided photographs of the buildings in Vandalia, and Mr. Grubaugh provided a narrative of the work that his company had done.

Mayor Barbee asked Mr. Grubaugh what his plans for the former Selmaville School building are. Mr. Grubaugh indicated first of all he would remove all of the overgrown vegetation and debris. The he east section of the building would be demolished, with Phase I reducing the building to the

gym wall. Grubaugh indicated he hopes to save the west section of the building, as he feels it is structurally salvageable. City Manager Gruen asked Mr. Grubaugh if there is a plan for who would occupy the building next. Mr. Grubaugh responded that he is talking to two possible tenants, but there is nothing definite now. Mr. Grubaugh added that there will be asbestos removal, as well, and his total budget is \$330,000.

Mr. Gruen indicated that traditionally Council has not approved participation in a FIF project for more than 50%, so they would consider assisting with \$165,000 in the form of forgivable loans, as long as all requirements in the TIF agreement are met. If this project is approved, there will be very little left in the TIF fund.

Mr. Gruen indicated TIF projects are usually presented in two readings, and he is not asking for action at this time. Councilman Morton asked Mr. Grubaugh how soon the project would be done, if approved. Mr. Grubaugh indicated it would take 30-60 days for the paperwork to finalize the deal, with the renovation starting within 45-60 days. Councilman Farley asked how long it would take to complete Phase I. Mr. Grubaugh indicated the end of summer. Councilwoman Morgan indicated she is very impressed with what she saw in Vandalia, and if we could save some part of Selmaville School and improve it like the buildings in Vandalia, she would be very happy. Councilman Koehler asked about future tenants. Mr. Grubaugh responded that he hopes to have a tenant lined up by the time Phase I is about 50% complete. Councilman Farley added that he wants to avoid having to have the building demolished, and the TIF project would be less expensive to the City than demolition.

City Manager Gruen indicated the City had a Phase I Environmental done on the building, and there was sufficient information found to qualify the building as a demolition case. The building could not be demolished for \$165,000. Mr. Grubaugh concurred, and indicated forced demolition would cause an issue for the current owner and the community, as well. Dir. Gustafson added that she has taken some potential tenants through the building, and they have been apprehensive about the asbestos. Mr. Grubaugh has seen it all and is comfortable with the project. Mr. Grubaugh concurred, and added that the City having had the Phase 1 done is a plus to him.

4. Approval of Application from Andy & Tracy Crouch for TIF Assistance for 220 West Church

Economic Development Director Gustafson introduced Mr. Crouch, and indicated he has requested that she present his request on his behalf. Dir. Gustafson indicated the Crouch's are in the process of acquiring 220 W. Church (*former Bettendorf-Stanford factory*) and they are requesting \$15,000 from TIF #3 for their renovation project. Mr. Crouch intends to use the first floor for an art studio and work space to do his welding art. Gustafson added that Mr. Crouch's work is becoming very well-known and has been showcased on the Black Dog Salvage television program. The Planning Commission will be hearing his petition to use the upper story for his residence tomorrow night. The funds being requested will be used solely on the commercial project. Dir. Gustafson added that she showed photos of Mr. Crouch's work at the TIF conference, and they were very impressed with the project. Mayor Barbee indicated that he, too, is very excited about the project and wants to see Mr. Couch continue. Councilman Farley asked if the second story was previously converted to living space. Mr. Crouch indicated it is office space.

5. Approval of Plans for City Hall Renovation

City Manager Gruen introduced architect Ben Poirier, who has been working with him on renovation of the City Hall lobby. Mr. Poirier indicated he has set a tentative bid date of May 31st. Mr. Poirier indicated the project has become much simpler than when the project was initially begun. Councilman Farley asked if the flooring is included. Mr. Poirier responded that it is not. Mr. Poirier indicated the plans call for revisions on the main floor and the basement, as the security materials are very heavy, and the basement ceiling will need to be reinforced. The security glass has a Level 4 Ballistics rating, which is what most banks use. ***Motion was made by Councilwoman Morgan and seconded by Councilman Koehler to approve the plans for City Hall lobby renovation as presented. Roll call vote: AYES: Councilwoman Morgan, Councilman Koehler, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.***

6. Approval of Public Works Vehicle Purchase

Public Works Director John Pruden indicated he solicited bids for two ¾-ton pickup trucks with extended cabs, one for the water/sewer department and one for gas department. The request was published in the Salem Times-Commoner and sent to three local dealers. Bids received were:

Max Dye, Inc.	- \$63,046.00
Schmidt Ford	- \$64,208.00-
State Bid – Landmark Ford	- \$57,826.00

Dir. Pruden indicated he is recommending approval of the State bid from Landmark Ford for a total of \$57,826.00 for two F250 trucks, and that this is a budgeted item. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve the purchase of two F250 trucks from Landmark Ford (State bid) in the amount of \$57,826.00. Roll call vote: AYES: Councilman Koehler, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

Director Pruden indicated proposals were solicited for a new seven-passenger mini-van to be used by Public Works Administration. The request was published in the newspaper and sent to three local dealers. Bids received were:

Max Dye, Inc.	- \$21,987.00 (without trade-in)
State Bid	- \$19,800 (no longer valid)

Dir. Pruden indicated he is recommending purchase of a 2018 Dodge Grand Caravan from Max Dye, Inc. for \$21,987.00, and this is a budgeted item. ***Motion was made by Councilman Koehler and seconded by Councilman Farley to approve the purchase of a Dodge Grand Caravan SE from Max Dye, Inc. in the amount of \$21,987.00. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. NAYS: None. Motion carried.***

VI. CITY MANAGER REPORT

City Manager Gruen indicated he didn’t have anything to report, but he did want to mention that the Police Department’s Facebook post with a picture of a message written in chalk on a sidewalk saying “Hail Satan” has received a lot of attention and generated a lot of humor. Chief Reynolds indicated at this point it has been viewed by \$1.8 million Facebook users.

VII. CITY ATTORNEY REPORT – No report.

VIII. FINANCE DIRECTOR REPORT – Not present.

IX. CITY COUNCIL REPORT

Councilman Koehler indicated he is disappointed with the contractors working on the sewer line replacement at the High School, and that he feels it should have been completed by prom. Mayor Barbee responded that he doesn’t have a problem with the work performed by Korte-Luitjohan, and it was probably weather related. Councilman Koehler indicated he feels it should have been completed, even if they had to sod the lawn. Director Pruden responded that they were waiting for the ground to dry.

Councilwoman Morgan congratulated Councilman Morton on completing the “Iron Man” in Texas over the weekend.

Councilman Farley indicated he walked the walking trail over the weekend, and saw many people using the mountain bike trail. Mayor Barbee concurred, and added that the new boat dock is getting a lot of use, too.

X. Executive Session

1. 5 ILCS 120/2(c)(2) Amendments to City Manager Contract

Motion was made by Councilwoman Morgan and seconded by Councilman Farley to enter into executive session at 6:43 pm for the purpose of discussing revisions to the City Manager contract, following a brief break. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Koehler,

Councilman Farley, Mayor Barbee. NAYS: None. Motion carried. (Executive session actually began at 6:55 pm.)

Return to open session at 7:02 pm.

XI. CITY COUNCIL ACTION

7. Approval of Amendments to City Manager Contract

Motion was made by Councilman Koehler and seconded by Councilwoman Morgan to approve revisions to the City Manager's contract, as discussed. Roll call vote: AYES: Councilman Koehler, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. (Clerk's note: Changes include increasing annual vacation days from 17 to 23; changing the word "shall" to "may" regarding providing the City Manager with a vehicle; and new language that reads, Section 9 - "B. The governing body allows this Agreement to expire without having acted to terminate Employee and the Employee has not been informed in writing that the Employer wishes to consider extension", which will provide that the City Manager is not effectively "terminated" by the City Council failing to renew his contract to avoid paying severance.)

XI. ADJOURNMENT

As there was no further business to discuss, **motion was made by Councilman Farley and seconded by Councilman Morton to adjourn the meeting at 7:05 pm. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. NAYS: None. Motion carried.**

Bev Quinn, CMC
City Clerk

Minutes approved: May 21, 2018