

**AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
JUNE 19, 2017**

- I. Call to Order**
- II. Prayer and Pledge of Allegiance**
- III. Presentation of Petitions/Public Comments**
- IV. Mayor's Report and Presentations**
  - 1. Presentation to Debby Lamb, Retired City Treasurer
- V. City Council Action**
  - 1. Consent Agenda
    - a. Approval of Minutes – June 5, 2017 Regular Meeting
  - 2. Approval of Bills Payable
  - 3. Second Reading – Request for Downtown TIF Assistance for M & M Café
  - 4. Approval of City Parking Lot Design (McMackin & Walnut), Approval to Proceed on Design and Letting
  - 5. Purchase Approval for Truck Plow
  - 6. Approval of Alarm Ordinance Amendment – Sec. 17-64
  - 7. Approval of Ordinance & Notice Surplusing “Armory” Real Estate
- 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  
June 19, 2017**

**I. CALL TO ORDER**

The regular City Council meeting of June 19, 2017 was called to order by Mayor Rex Barbee at 6:00 pm.

**Council members present:**

Councilman Tim Hudspeth  
Councilman Nic Farley  
Councilman Craig Morton  
Councilwoman Sue Morgan  
Mayor Rex Barbee

**Council members absent:** None.

**Others present:**

City Manager Bill Gruen	City Attorney Mike Jones
City Clerk Bev Quinn	Deputy Chief Susan Miller
Finance Director Keli Barrow	Chief of Police Sean Reynolds
Public Works Director John Pruden	Asst. Public Works Director Annette Brushwitz
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.

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

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

- 1. Presentation to Debby Lamb, Retired City Treasurer  
Mayor Barbee thanked Ms. Lamb for her service as City Treasurer, and awarded her with a plaque that read as follows:

*“In recognition and with grateful appreciation for your service as Treasurer for the City of Salem from August 2004 through April 2017. Your efforts to serve the community with knowledge and accuracy, including earning the designation of “Certified Municipal Treasurer” through the Illinois Municipal Treasurers Association are recognized and appreciated. Presented by Mayor Rex A. Barbee and the Salem City Council.”*

- 2. Mayor Barbee indicated Salem has much to be proud of, including the “Relay for Life” which is coming up on June 23<sup>rd</sup>; the Salem Elks and Boy Scouts just retired 300 flags last Saturday, which is a new record for the community; the Little League has been selected to host the State tournament on

June 29<sup>th</sup>, which will mean our hotels and restaurants will benefit; the Salem Theatre Board is hosting the Missoula Children's theatre and just finished presenting "Joseph and the Amazing Technicolor Dream Coat"; and the new dock at the Salem Reservoir was just installed this week.

V. **COUNCIL ACTION**

1. **Consent Agenda**

a. **Approval of Minutes – June 5, 2017 Regular Meeting**

***Motion was made by Councilman Farley and seconded by Councilman Hudspeth to approve the consent agenda as presented. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilman Hudspeth, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

2. **Bills Payable**

Finance Director Keli Barrow indicated an addition to the Bills Payable for Chuck's Excavating for the demolition of 507 S. Rotan in the amount of \$11,000. ***Motion was made by Councilman Hudspeth and seconded by Councilwoman Morgan to approve the bills payable from May 15 to June 16 with the addition of the payment to Chuck's Excavation in the amount of \$15,000. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Hudspeth, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

3. **Second Reading – Request for Downtown TIF Assistance for M & M Café**

City Manager Gruen indicated Mr. Freeman has requested TIF assistance in the amount of \$15,000 as down payment on the purchase of the building at 107 E. Main St., Salem, IL. Mr. Freeman is scheduled to close on the purchase this week. ***Motion was made by Councilwoman Morgan, seconded by Councilman Farley to approve TIF assistance in the amount of \$15,000 to Michael Freeman of M & M Café and Coffee House to assist with the purchase of 107 E. Main St. Roll call vote: AYES: Councilman Hudspeth, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

4. **Approval of City Parking Lot Design (McMackin & Walnut), Approval to Proceed on Design and Letting**

City Manager Gruen indicated he has invited Brent Taylor of Rhutasel and Associates to be present during discussion of improvements for the parking lot located at McMackin and Walnut. Provided with the agenda packet were: a) A concept site plan detailing location and number of parking spaces; b) A cost estimate for laying down an oil and chip surface and concrete in locations where handicapped parking would be located; and c) A cost differential for (k) doing oil and chip now and concrete later; and (ii) doing concrete now.

Mr. Gruen indicated that the existing parking is deteriorating, and the space where the McGaughy building was demolished has been filled with sloped gravel. Coaches Corner is in the process of developing its site to have access from the rear of the building. Mr. Latham, who owns the building directly west of Mr. Morgan's, is also considering some options regarding rear entry.

Mr. Gruen indicated he has been working with Mr. Taylor on design, and Mr. Taylor has indicated his estimates include improving the intersections of the sidewalks at the northeast and southwest corners. The last direction Mr. Gruen was given was from Councilman Farley, who suggested just patching the rough areas. There is also a concrete hump in the former alley that will need to be ground down. Additionally, there is some concrete foundation in the area where the Bachmann building used to stand that will need to be ground down. Mr. Taylor indicated the sidewalk improvements, grinding down the hump and foundation, and covering the surface with oil and chip is estimated to cost \$138,000. To concrete the area is estimated to cost \$195,000. Mr. Taylor indicated if the City is going to spend \$138,000 on oil and chip, it will end up spending another \$100,000 to form a handicapped accessible path that is concrete. Councilman Farley added that he is afraid of doing any work to the existing parking lot, because when the theater is expanded, there will be water and sewer lines that may need to go in through that space. Councilman Hudspeth asked how far west the theater building will be expanded. Meredith Fyke of the Theatre Board indicated it will be expanded 15 ft. to the west, and the air-conditioning units will be moved up to the roof of the building. City Manager Gruen asked Mr. Taylor if it would make sense to limit what is resurfaced to the area away from the planned theatre expansion. Mr. Taylor indicated the parking area could be done in oil and chip for the short term, but when the theatre is expanded the ADA stall will have to be created. Ms. Fyke mentioned that when the Bachmann building was standing, water leaked along the edge into the theatre and caused damage, and asked that that be kept in mind when designing the parking lot.

Dr. Dubrick indicated he has an option to purchase a building on south main next door to Poppy's, and there is a sewer line that goes under the buildings and dumps into the road at the corner where Coach's Corner will be. Public Works Director Pruden said those lines go back to the development of "Old Town", and he does not want to try to relocate them.

Mr. Taylor indicated spots 8, 9 and 10 will not be very usable to the general public, and suggested they be used for employee parking or left open, due to the tight conditions. Councilman Hudspeth expressed concern that the City will be spending \$195,000 on parking, gaining three spaces that are

not easily accessible, and \$60,000 of the project is sidewalk. Mr. Taylor responded that there is not an accessible route back to the rear of the buildings currently. When you make improvements, you have to provide accessibility. Councilwoman Morgan indicated she does not want to see the existing parking area resurfaced until after the theater expansion. Consensus of the Council was for Mr. Gruen and Mr. Taylor to work on this a little further and come back with a plan.

**5. Purchase Approval for Truck Plow**

City Manager Gruen indicated he is requesting approval purchase of a plow, spreader and related hydraulics for a Street Dept. truck totaling \$18,830 from Higgs Welding. This is a budgeted item. Other bids have not been requested for this work because the work to be completed now is an extension of previous, related work completed by Higgs. ***Motion was made by Councilman Hudspeth and seconded by Councilman Farley to approve the purchase of a plow, spreader and related hydraulics for the Street Department truck totaling \$18,800 from Higgs Welding. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Hudspeth, Mayor Barbee. NAYS: None. Motion carried.***

**6. Approval of Alarm Ordinance Amendment – Sec. 17-64**

City Manager Gruen provided a proposed revision to the false alarm ordinance that he and Chief Reynolds collaborated on, as follows:

**ARTICLE V. – FALSE ALARMS**

**Sec. 17-64. - Penalty.**

- (a) Any alarm user violating section 17-61 or 17-62 of this article shall be fined not less than one hundred dollars (\$100.00) nor more than ~~seven hundred fifty dollars (\$750.00)~~ **two hundred fifty dollars (\$250)** for an ~~fourth~~ **eighth** or subsequent offense.
- (b) Any alarm user violating section 17-61 or 17-62 of this article shall receive ~~three (3)~~ **seven (7)** warnings within ~~any~~ a twelve-month period beginning January 1 of each year without a monetary fine.
- (c) Any alarm user violating section 17-61 or 17-62 of this article shall be fined not less than one hundred dollars (\$100.00) nor more than ~~seven hundred fifty dollars (\$750.00)~~ **two hundred fifty dollars (\$250)** for the ~~fourth~~ **eighth** violation within ~~any~~ a twelve-month period beginning January 1 of each year.
- (d) Any alarm user violating section 17-61 or 17-62 of this article shall be fined not less than ~~two hundred dollars (\$200.00)~~ **one hundred fifty dollars (\$150)** nor more than ~~seven hundred fifty dollars (\$750.00)~~ **two hundred fifty dollars (\$250)** for the ~~fifth~~ **ninth** violation within ~~any~~ a twelve-month period beginning January 1 of each year.
- (e) Any alarm user violating section 17-61 or 17-62 of this article shall be fined not less than ~~three hundred dollars (\$300.00)~~ **two hundred dollars (\$200)** nor more than ~~seven hundred fifty dollars (\$750.00)~~ **two hundred fifty dollars (\$250)** for the ~~sixth~~ **tenth** and any subsequent violations within ~~any~~ a twelve-month period beginning January 1 of each year.
- (f) All fines prescribed under this section shall double if not paid within thirty (30) days of the billing date.

***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve the changes to the False Alarms ordinance as presented. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Hudspeth, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

**7. Approval of Ordinance & Notice Surplusng Armory Real Estate**

City Manager Gruen presented the proposed notice detailing the request for proposals for residential development of the Armory property. ***Motion was made by Councilman Farley and seconded by Councilman Hudspeth to approve Ordinance 2017-06 declaring the former Armory property surplus. Roll call vote: AYES: Councilwoman Morgan, Councilman Hudspeth, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.***

**VI. CITY MANAGER'S REPORT**

City Manager Gruen indicated the new boat dock does sink down a little bit at one corner, but the contractor pointed out that there is no maintenance or structural issued caused by this corner being lower. Mr. Gruen added that he had contacted Council regarding the July 3<sup>rd</sup> meeting date, and everyone wanted to proceed with meeting July 3<sup>rd</sup>.

**VII. CITY ATTORNEY REPORT – None.**

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

**IX. CITY COUNCIL REPORT**

**Councilman Hudspeth** indicated he spoke with one of the neighboring property owners about relocating the concrete flower container in front of their building, and they were not interested. Councilman Hudspeth indicated he will approach Jeannell Charman next.

**Councilwoman Morgan** read the following statement:

I was not present at the June 5<sup>th</sup> council meeting. I was on the airplane to Phoenix to take care of my granddaughters. I thought that everything with Howell was settled since we had already voted yes on the contract.

But, I was wrong. I am very sorry that Howell pulled out of the contract. I, as well as the rest of the council, had done our due diligence, and knew this was a good fit for Salem and the industrial park. Industrial park being an important point since that is where industry goes.

Much of what was reported was in error. I am appalled that our economic director, who had worked so hard on this project, and Howell personnel were not asked to speak to dispel much of the mis-information.

The council is a very qualified council to make the necessary decisions for the city. I take exception when someone says I have no business sense and need help making business decisions. I take exception when the question was asked whose pocket was this going in. Some decisions are tough, but we make them as a team. Losing Howell is a great loss for Salem. 4 or 5 jobs are jobs we didn't have. The dollars lost for the sale of the property, the natural gas used, and the gasoline and food that would be used by the truckers in the thousands.

We voted for the entire good for the city of Salem, not selfishly for a few. We listen to all but the decisions are made for all. The decision had been made. We needed this new industry. I stand by my vote for this project. I am sorry Howell ended the contract.

**Councilman Farley** indicated he wanted to alert everyone that there was going to be a round-table discussion hosted by SCIGA at the Crisp Center on July 21<sup>st</sup> from 10:00 am – 1:00 pm. Economic Development Directors, school administrators, and tech professors will be invited to join in the discussion. The group will be discussing how they can best get employers to look at KC for employee training. There will be a follow up meeting with students in the fall.

**X. ADJOURNMENT**

As there was no further business to discuss, ***motion was made by Councilman Hudspeth and seconded by Councilman Farley to adjourn the meeting at 7:55 pm. Roll call vote: AYES: Councilman Hudspeth, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

Bev Quinn, CMC  
City Clerk

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