

**AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
MARCH 20, 2017  
5:30 PM EXECUTIVE SESSION; 6:00 PM REGULAR MEETING**

- I. Call to Order & Roll Call**
- II. Executive Session**
  - 1. 5 ILCS 120 /2(c)(6) – Sale of Real Estate
  - 2. 5 ILCS 120/2(c)(21) – Executive Session Minutes
- III. Return to Open Session (at 6:00PM or shortly after close of Executive Session)**
- IV. Prayer and Pledge of Allegiance**
- V. Presentation of Petitions/Public Comments**
- VI. Mayor’s Report and Presentations**
  - 1. Mayor’s Proclamation for Girl Scout Week
- VII. City Council Action**
  - 1. Consent Agenda
    - a. Approval of Minutes – March 6, 2017
  - 2. Approval of Bills Payable
  - 3. Approval of American Legion 5K on April 1, 2017
  - 4. Approval of Mayoral Appt – Gayla Wilkerson to Library Board
  - 5. Adoption of Revised Zoning Map
  - 6. Adoption of Resolution Supporting Switch Back to IUDOT Dist 7/Effingham
  - 7. Approval of Acceptance of Real Estate from State of Illinois that was the Armory
  - 8. Approval of Sale of Real Estate
  - 9. Approval of Executive Session Minutes (Feb 6 & Feb 21) with Recommendation they Remain Closed
- VIII. City Manager Report**
  - 1. Brief Presentation on FY18 City Budget
- IX. City Attorney Report**
- X. Finance Director Report**
- XI. City Council Report**
- XII. Adjournment**

**Bill Gruen  
City Manager**

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**MINUTES  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
MARCH 20, 2017 – 5:30 PM**

**I. CALL TO ORDER AND ROLL CALL**

The Regular meeting of the March 20, 2017 City Council meeting was called to order by Mayor Rex Barbee at 5:30 pm.

**Council members present:**

Councilman Tim Hudspeth  
Councilman Nic Farley  
Councilman Craig Morton  
Councilwoman Sue Morgan

**Others present:**

City Manager Bill Gruen  
City Attorney Mike Jones  
Economic Development Director Jeanne Gustafson  
City Clerk Bev Quinn

**II. EXECUTIVE SESSION**

- 1. 5 ILCS 120/2(c)(6) – Sale of Real Estate
- 2. 5 ILCS 120/2(c)(21) – Executive Session Minutes

***Motion was made by Councilwoman Morgan and seconded by Councilman Hudspeth to enter into Executive Session at 5:32 pm for the purpose of discussing Sale of Real Estate and Executive Session minutes. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Hudspeth, Mayor Barbee. NAYS: None. Motion carried.***

Returned to open session at 5:50 p.m. with a break taken until 6:00 p.m.

III. RETURN TO OPEN SESSION AT 6:00 PM

**Additional attendees present:**

Finance Director Keli Borrow	Public Works Director John Pruden
Asst. Public Works Dir. Annette Brushwitz	Kim Keller, Library Director
Terry Mulvany, DOEM Director	Sean Reynolds, Chief of Police
Susan Miller, Deputy Chief of Police	Ruth Wilkerson
Rita Black, Candidate for City Council	Jeff Martin, American Legion

IV. PRAYER AND PLEDGE OF ALLEGIANCE

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

V. PRESENTATION OF PETITIONS/PUBLIC COMMENTS – None.

VI. MAYOR'S REPORT AND PRESENTATIONS

- Mayor Barbee indicated Public Works employees recently made some repairs to the Bryan Home, and expressed his thanks to them.
- Mayor Barbee indicated the Brown Shoe cleanup is going well, and he has received comments from the public indicating they are pleased.
- Mayor Barbee indicated SCHS is performing The Little Mermaid at the theatre the next two weekends, and encouraged citizens to support the show.

VII. CITY COUNCIL ACTION

1. **Consent Agenda**

a. **Approval of Minutes – March 6, 2017**

***Motion was made by Councilman Farley and seconded by Councilwoman Morgan that the minutes of March 6, 2017 be approved, with some minor corrections. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Hudspeth, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

2. **Approval of Bills Payable**

Mayor Barbee asked that Bills Payable be postponed until later in the meeting.

3. **Approval of American Legion 5K on April 1, 2017**

Jeff Martin of the American Legion indicated they would like to have a 5K fundraiser on April 1, 2017. Mr. Martin indicated the route has changed a little bit from the map that was submitted, but there will no road closures. Mr. Martin indicated he has discussed the 5K with Deputy Chief Susan Miller and she has contacted DOEM to help them out with traffic. There are 20 runners currently registered, but they are hoping for 60-70. Parking will be in the park by the pool, softball field and tennis courts. Additionally, there will be a golf cart leading the way and following up. Councilman Farley asked if this will cause any issues for Salem Township Hospital. Mr. Martin responded that it will not, as there will be no road closures, and by that point runners will be primarily single-file. ***Motion was made by Councilman Hudspeth and seconded by Councilman Farley to approve the American Legion 5K on April 1, 2017. Roll call vote: AYES: Councilwoman Morgan, Councilman Hudspeth, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.***

4. **Approval of Mayoral Appointment – Gayla Wilkerson to Library Board**

***Motion was made by Councilman Farley and seconded by Councilman Hudspeth to approve the Mayor's appointment of Gayla Wilkerson to the Library Board to fill the unexpired term of Sherm Doolen. Roll call vote: AYES: Councilman Hudspeth, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.*** Mayor Barbee swore Ms. Wilkerson in as a Library Board member.

5. **Adoption of Revised Zoning Map**

City Manager Bill Gruen adoption of a new zoning map is a statutory requirement, and the only zoning change during the past year is the rezoning of property in the Industrial Park from Industrial to Multi-Family Residential for the Greer Senior Development project.. ***Motion was made by Councilwoman Morgan and seconded by Councilman Hudspeth to approve the revised zoning map as presented. Roll call vote: AYES: Councilman Hudspeth, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

**6. Adoption of Resolution Supporting Switch Back to IDOT Dist 7/Effingham**

City Manager Gruen indicated this resolution is support the placement of Salem and Marion County back into District 7 Effingham, from District 8 Collinsville. Mayor Barbee added that this would be a positive for Marion County. Mr. Gruen indicated Marion County is a small fish in the metro-east district, and is more suited to the rural communities in District 7. Public Works Director Pruden commented that we have received good response from representative4s of both districts.

Councilman Farley indicated he brought this resolution to the City as it is something Marion County has been working on for some time, and he would like to see it passed. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve Resolution 2017-02 Requesting that Salem and Marion County be placed back into IDOT District 7. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Hudspeth, Mayor Barbee. NAYS: None. Motion carried.***

**7. Approval of Acceptance of Real Estate from State of Illinois that was the Armory**

City Manager Gruen indicated that several years ago, the State of Illinois passed a resolution approving the transfer of ownership of the property from the State to the City. This was before the building was demolished. Mr. Gruen indicated he would like to see if the land is still being offered to the City, and if further legislation is required. Mr. Gruen indicated he would like to see the City take possession of the property and encourage residential development. If so, the City will need to have a Phase I study done on the property, which would assure the public that it is clean to develop residential uses on. This also protects the owner from environmental concerns that may show up in the future. Mr. Gruen indicated there is a small triangular piece of land at the edge of the main site and a totally separate piece (*on the east side of College St.*) that he would like to see City Council give to neighboring property owners, as these pieces of land will not be suitable for development.

Councilman Morton asked what a Phase I entails. City Manager Gruen indicated a Phase I Environmental involves research of records as to how the property has been used in the past. Councilman Hudspeth asked if there was any chance the State would be willing to pay for the Phase I. Mayor Barbee responded that if the land is given to us, we should pay for the Phase I, as it will protect the City. City Attorney Mike Jones added that the City does NOT want to accept possession of the land until the Phase I has been completed. City Manager Gruen indicated no action is needed until the Phase I is completed.

**8. Approval of Sale of Real Estate**

City Manager Gruen announced that the City has received an offer to purchase the north two acres on Kinney Blvd from WKS, for the purpose of building a new Denny's restaurant as Phase I, and possibly a second smaller restaurant as Phase II. The offer is \$175,000 for +/- 2.5 acres. The new Denny's will be approximately 4,500 sf, and located at the northwest corner of the real estate. Phase II may involve a fast-casual restaurant with a drive-thru. The City is approving an option for WKS to purchase the property. WKS will undertake a period of due diligence to make sure they determine the site is suitable for their development. The City has negotiated a buy-back of undeveloped land which it may invoke if it wishes to, if Phase II is not developed. (*Additional "talking points" were distributed to the media.*) ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to accept the offer for an option on the sale of real estate at the North end of Kinney Blvd for +/- 2.25 acres, in the amount of \$175,000, from WKS Grand Slam, LLC. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Hudspeth, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.*** Councilman Morton expressed his appreciation for City Manager Gruen's and Economic Development Director Gustafson's hard work on this project.

Councilwoman Morgan indicated she wanted to commend Public Works Director John Pruden for his efforts. When she was elected to Council, the City-owned lots on Kinney Blvd were overgrown, the former Selmaville North school was overgrown, and Baldridge Lane was not connected to Mills Cart Road. Since that time, Mr. Pruden has had his Public Works crews clean

the area on Kinney Blvd and at Selmaville North, and he assisted with getting Baldrige Lane to Mills Cart. Councilwoman Morgan added, “The road to nowhere is now the road to somewhere”.

2. Bills Payable

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

9. Approval of Executive Session Minutes (Feb. 6 and Feb. 21) with Recommendation they remain closed.

*Motion was made by Councilman Hudspeth and seconded by Councilwoman Morgan that the Executive Session minutes of February 6, 2017 be approved, and that they remain closed. Roll call vote: AYES: Councilman Hudspeth Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. Motion carried.*

*Motion was made by Councilman Hudspeth and seconded by Councilman Morton that the Executive Session minutes of February 21, 2017 be approved, and that they remain closed. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Hudspeth, Mayor Barbee. NAYS: None. Councilman Farley abstained as he was not at the meeting. Motion carried.*

VIII. CITY MANAGER’S REPORT

City Manager Gruen provided a brief overview of the FY18 budget, as follows:

1 The total draft FY18 is as follows:

	FY18 BUDGET		FY17 BUDGET		% Change
General Fund	\$	5,547,852	\$	5,963,563	-6.97%
All Other Funds	\$	11,962,305	\$	12,809,268	-6.61%
<b>TOTAL</b>	<b>\$</b>	<b>17,510,157</b>	<b>\$</b>	<b>18,772,831</b>	<b>-6.73%</b>

2 Five revenue sources (sales, income, telecomm, property, and use taxes) which make up about 72% of General Fund revenues are project to increase only 0.46%. General Fund revenues are pretty "soft."

3 Controlling for the appropriaiton of certain "reserve" dollars (Union Pacific grant and Hotel/Motel tax dollars) the General Fund budget assumes the City will take in about \$4,000 more in revenues relative to expenditures.

4 Quick FY18 budget notes:

- A. Gen Admin budget sees a \$10,000 reduction in the demolition line.
- B. The Police budget includes purchase of another squad car, resurfacing of the PD parking lot, and \$20,895 for Departmental Equipment.
- C. \$18,830 for a plow and spreader for the new/already purchased Street Dept dump truck.
- D. Projects need for additional \$10,500 for street lighting expenses (electricity).
- E. Requests an additional \$20,355 for Animal Control, of which \$13,890 is tied to additional wages (part time) to help maintain the facility and care for animals.
- F. The budget for the City's health insurance plan projects an increase in possible health-related claims but an overall decrease due to ongoing City-employee contributions and reinsurance reimbursements.
- G. We believe we can discontinue the transfer of \$400,000 between the General Fund and the Working Cash Fund, which inflated the budget by \$800,000, as a result of the City's loan for #7 Carpenter Drive being fully repaid.
- H. Terry Mulvaney is working on maintenance related to the City's weather sirens. Some consideration will be given to supplementing our outdoor sirens with technology to communicate with those in Salem on weather and other emergent events.
- I. The Parks budget seeks \$4,000 for stump-grinding in the Park and tree transplanting. The Parks budget also seeks \$6,000 for the replacement of basketball goals damaged in a 2016 storm and \$7,000 for Bryan Park restroom replacement.
- J. The FY18 Recreation budget saves as much as \$37,000 relative to expenses projected from the last full-year the City employed a full-time Recreation Director.
- K. Budget MFT dollars to be a match for FAU dollars for replacement of Illinois Street sidewalk.

- L. Budgets \$9,000 for a tub grinder to prepare compost for public use.
  - M. Seeks dollars for infrastructure projects as shown on a March 20 memo from John Pruden.
  - N. The Fund 20 (video gaming) budget includes dollars for projects, including specifically: Community Center director, work at Bryan Garden related to statute cleaning and work on irrigation system, and UP grant dollars for "aesthetic improvements" on Main Street and I-57.
- 5 The City should begin strategic discussions related to reported population decrease, which is taking place according to the US Census Bureau.
  - 6 I'm examining the impact that two, back-to-back, warm winters may be having on revenues received from gas sales. I'm also researching whether an increase in the City's monthly meter charge might make gas sales more reliable. An increase in monthly meter charges could be accompanied with a decrease other charges related to gas the City already collects.
  - 7 I'm interested in seeking out new revenues to help offset expenses related to the City's Animal Control program. Maintenance and care for animals is causing an increase in the Animal Control budget, despite the fact that we have had capacity to house more animals at the City facility. New revenues would help us maintain relatively low rates of euthanasia and prevent possible future reductions in efforts to collect animals running at large. New revenues would also keep other General Fund dollars free for other purchases related to all other General Fund budgets.
  - 8 The FY18 budget does not yet present any plan to increase funding for the Police Pension Fund. This should become an issue of focus for the City in the upcoming fiscal year.

City Manager Gruen indicated he will be presenting the budget during the April 3, 2017 Council meeting.

IX. **CITY ATTORNEY REPORT** – None.

X. **FINANCE DIRECTOR REPORT** – None.

XI. **CITY COUNCIL REPORT**

**Mayor Barbee** indicated Police Detective Larry Binnion has recently passed his 30<sup>th</sup> anniversary of serving the City of Salem, and offered a “hats off” to Officer Binnion and all of the Police Department. **Councilman Farley** indicated that prior to the meeting, he and City Manager Gruen had discussed the Theatre Board’s desire to have the planter box in front of the theatre moved. Public Works Director indicated he would have his crews move it once someone determines where it should be moved to.

XII. **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 6:50 p.m. Roll call vote: AYES: Councilwoman Morgan, Councilman Morton, Councilman Farley, Councilman Hudspeth, Mayor Barbee. NAYS: None. Motion carried.***

Bev Quinn, CMC  
City Clerk

Minutes approved: