

**Agenda City of Salem
Regular City Council Meeting February 6, 2017
6:00 PM Regular Session**

- I. Call to Order & Roll Call**
 - 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 – January 16, 2017
 - 2. Approval of Bid for Clean Up of Brown Shoe
 - 3. Approval of Bid for Bituminous Patching Mix
 - VI. City Manager Report**
 - VII. City Attorney Report**
 - VIII. Finance Director Report**
 - IX. City Council Report**
 - X. Executive Session**
 - 1. 5 ILCS 120/2©(2) – Collective Bargaining
 - 2. 5 ILCS 120/2(c)(21) – Executive Session Minutes
 - XI. City Council Action**
 - 4. Action on Executive Session Minutes
 - 5. Approval of Amendment to City Contract
 - XII. Adjournment**
- Bill Gruen
City Manager
-

**MINUTES
REGULAR CITY COUNCIL MEETING
FEBRUARY 6, 2017**

I. CALL TO ORDER

The regular January 16, 2017 meeting of the City Council was convened at 6:00 p.m. and called to order by Mayor Rex Barbee.

Council members present:

Councilman Tim Hudspeth
Councilman Nic Farley
Councilman Craig Morton
Mayor Rex Barbee

Council members absent:

Councilwoman Sue Morgan

Others Present:

City Manager Bill Gruen	City Clerk Bev Quinn
Finance Director Keli Barrow	Chief of Police Sean Reynolds
Public Works Director John Pruden	Animal Control Officer Paul Wimberly
City Attorney Mike Jones	Deputy Chief of Police Susan Miller
Economic Development Dir. Jeanne Gustafson	Members of the Media and Public
Asst. Public Works Director Annette Brushwitz	Deputy Chief of Police Susan Miller

II. PRAYER AND PLEDGE OF ALLEGIANCE

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

III. PRESENTATION OF PETITIONS/PUBLIC COMMENTS – None.

IV. MAYOR'S REPORT AND PRESENTATIONS – None.

V.

VI. CITY COUNCIL ACTION

1. Consent Agenda

- a. Approval of Minutes – January 16, 2017**

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, Mayor Barbee. NAYS: None. Motion carried.

2. Approval of Bid for Cleanup of Brown Shoe

City Manager Gruen indicated it was not possible to prove ownership of the Brown Shoe site, and the City was forced to go to court to receive authority to completed the demolition and clear the site. Bids were collected with the low bid being from Shores Builders. Mr. Gruen indicated the intent of the bid request was to allow City Council to pick and choose which components it wanted to approved based upon cost and future goals for the property. Mr. Gruen indicated he recommends, at a minimum, awarding the low bid to Shores Builders for the base project and Project Alternative 1 (water tower and smoke stack removal), which would total \$173,230. Gruen added that if Shores is allowed to fill the basement area with crushed materials from the site, they will deduct \$10,000 from the total cost. Bid tab is shown below:

	Chasteen		Chuck's		Shores	
	Chasteen	Running Total	Chuck's	Running Total	Shores	Running Total
Bid for Base Project: Cleanup debris on ground, fill basement, cut weeds on site	\$ 167,304	\$ 167,304	\$ 197,200	\$ 197,200	\$ 99,630	\$ 99,630
PA-1: Water tower and smoke stack removal	\$ 30,000	\$ 197,304	\$ 15,000	\$ 212,200	\$ 73,600	\$ 173,230
PA-2: Remove above grade concrete pad	\$ 3,360	\$ 200,664	\$ 17,200	\$ 229,400	\$ 5,680	\$ 178,910
PA-3: Remove driveway and retaining walls	\$ 9,164	\$ 209,828	\$ 10,000	\$ 239,400	\$ 6,180	\$ 185,090
PA-4: Remove asphalt	\$ 33,792	\$ 243,620	\$ 11,000	\$ 250,400	\$ 3,500	\$ 188,590
TOTAL	\$ 243,620		\$ 250,400		\$ 188,590	
Shores deduct if backfill basement with onsite material (-\$10,000).					\$ 178,590	
Shores opposes dividing up project for award to other contrators. Chuck's proposal for PA-1 is dependent upon award for base project.						

Councilman Farley indicated he liked having the option to choose clean up items individually, but he would have liked to see the water tower and smokestack bid separately, with possibly the water tower being left standing, as it is probably the more expensive of the two items to demolish. Mr. Gruen indicated Shores had indicated it is cheaper to take down the water tower than the smoke stack. Mayor Barbee asked if Council would like to see the remaining asphalt removed, or left for the time being. Councilman Farley indicated he has spoken with some contractors, who have indicated it takes longer for the ground to settle when debris is used as fill, new owners cannot put in a basement, and it causes drainage issues. Mr. Gruen responded that Shores will be using more of a CA10 sized crushed brick rather than CA6. The smaller materials will settle better. Councilman Farley asked where the City will come up with the \$178,590. Mr. Gruen indicated this can be paid for with reserves.

Councilman Hudspeth asked if either the water tower or the smoke stack are in danger of coming down. Mr. Gruen responded that the smoke stack is, and the water tower should be steady, since it was built to hold water and is now empty. Gruen added that it was difficult for Rhutasel and Associates to see the base of the water tower due to the weeds and growth< but he can have City employees clear the base and have it checked further. Mayor Barbee added that the chance of recovering any of the cost of cleanup is very week. Councilman Hudspeth indicated he is not sure how far the City needs to go on clearing private property. If there is no safety issue, it is harder to justify a big expense.

Councilman Farley indicated the City is looking at an expense of \$178,590 for the entire project or \$173,230 for the base project and removal of the water tower and smoke stack, with the \$10,000 deduction for using the existing debris as fill. Councilman Farley and Councilman Hudspeth indicated they are both interested in reducing the cost of the project involved in bringing the water

tower down. Councilman Morton asked if the City will every own the property. City Attorney Mike Jones indicated the City can take possession on the lien within a few months. Mr. Gruen asked if Council has some intended use for the land. Councilman Farley indicated he would like to see Whittaker Street straightened out. Mr. Gruen responded that with some help from Rhutasel and Associates, he feels we can move Whittaker south and straighten the road out.

City Manager Gruen indicated that Shores will place the fence that is currently around the armory site around the Brown Shoe property and position equipment to keep debris from flying outside the demolition area. Councilman Morton asked if the investigation into the fire is closed. City Manager Gruen responded that it is not closed. Mayor Barbee indicated that public opinion seems to be that the City should move forward, and he is in agreement with the City Manager that the minimum should be the base project PA1 (removal of the smoke stack and water tower). Councilman Farley commended that he doesn't like it, and doesn't feel the City should be investing this much money in a project we are not getting any return on – but from a safety issue, it needs to be cleaned up – but to what extent. Mr. Gruen indicated he spoke with Councilwoman Morgan and she feels if we are going to clean it up, we should clean it ALL up. Councilman Farley stated that the property needs to be cleaned up, the City has the necessary reserves, and this project will not result in shorting citizens any services.

City Manager Gruen stated that Shores indicated there was another test that had to be done in order to comply with IEPA regulations. Mr. Gruen hired Chase Environmental to do the work at a cost of \$3,000.

Councilman Hudspeth indicated he would like to know what safety issues there are with the stack and tower, and if their current placement would affect straightening Whittaker St. Councilman Morgan sated that the clean up just needs to be done. Mayor Barbee asked John Pruden if there is any benefit to removing the asphalt. Mr. Pruden responded “not really, it's good ground cover.”

Motion was made by Councilman Farley and seconded by Councilman Morton to award the demolition project for the former Brown Shoe site, Base and PA1, to Shores Builders in the amount of \$173,230 with the potential of saving \$10,000 if they are able to use the existing debris as fill. Roll call vote: AYES: Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: Councilman Hudspeth. Motion carried.

3. Approval of Bid for Bituminous Patching Mix

City Manager Gruen indicated there were two bidders for the non-MFT bituminous patch mix, General Contractors and Jax Asphalt. The low bid is from General Contractors, Inc. for 400 ton at \$70.35 per ton. ***Motion was made by Councilman Farley and seconded by Councilman Hudspeth to award the bid for bituminous patching mix to General Contractors, Inc. at a price of \$70.35/ton. Roll call vote: AYES: Councilman Morton, Councilman Hudspeth, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

VI. CITY MANAGER REPORT

- City Manager Gruen reported that he has received a letter from Union Pacific Foundation indicating we are being awarded a grant of \$15,000 for street-scape and non-regulatory signage.
- Department Heads are working on budgets, with the first draft being presented to Council at the first meeting in April.

VII. CITY ATTORNEY REPORT – No report.

VIII. FINANCE DIRECTOR REPORT – No report.

IX. CITY COUNCIL REPORT

Councilman Farley indicated he attended the Salem Theatre's production of “Nunsense” and is was very good. Councilman Farley added that the City will be receiving a plaque from the McMackin family, which was placed on the armory when it was named the Charles L. McMackin Armory, at the next Historical Commission meeting for placement on the base of the eagle.

Mayor Barbee asked when the new dock will be built. City Manager Gruen indicated soon, and showed two possible colors to be used, Clam Shell and Beach. Mayor Barbee and Councilman Hudspeth indicated they would like to see both colors used.

X. EXECUTIVE SESSION

Motion was made by Councilman Hudspeth and seconded by Councilman Farley to enter into Executive Session at 6:54 pm (after a brief break) for the purpose of discussing Collective Bargaining and Executive Session Minutes. Roll call vote: AYES: Councilman Hudspeth, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.

Return to open session at 7:10 pm

XI. CITY COUNCIL ACTION

4. Action on Executive Session Minutes

Motion was made by Councilman Hudspeth and seconded by to approve the executive session minutes of 1/16/2017, as corrected, and that they remain closed. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilman Hudspeth, and Mayor Barbee.

Motion was made by Councilman Farley and seconded by Councilman Hudspeth to approve Resolution No. 2017-01 Semi-Annual Review of Closed Session Minutes. Roll call vote: AYES: Councilman Morton, Councilman Hudspeth, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.

5. Approval of Amendment to City Contract

Motion was made by Councilman Morton and seconded by Councilman Farley to approve an amendment to the Local 399 Union Contract to eliminate the first “step” in the wage progression. Roll call vote: AYES: Councilman Hudspeth, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.

XII. ADJOURNMENT

As there was no further business to discuss, upon motion by Councilman Morton and second by Councilman Farley, the meeting was adjourned at 7:15 pm. Roll call vote: Councilman Farley, Councilman Morton, Councilman Hudspeth, Mayor Barbee. NAYS: None. Motion carried.

Bev Quinn, CMC
City Clerk

Minutes approved: _____