

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
OCTOBER 15, 2018
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. City Council Minutes – 10/01/18
 - 2. Approval of Second RLF “Spend Down” Project
 - 3. Approval of Ordinance Setting 25 MPH Speed Limit on Delmar and Westgate
 - 4. Approval of Purchase of “White Brick” Pump Station Materials
 - 5. Second Reading – Property Levy for 2019 Collections
 - 6. Approval of Resolution for Library Building Levy
 - 7. Approval of Water Main Extension on S. Marion Street from E. Mitchell St. to E. Blair St.
 - 8. Approval of Bills Payable

- VI. City Manager Report**
- VII. City Attorney Report**
- VIII. Finance Director Report**
- IX. City Council Report**

- X. Adjournment**

Bill Gruen
City Manager

**MINUTES
CITY OF SALEM
CITY COUNCIL MEETING
OCTOBER 15, 2018**

- I. CALL TO ORDER**

The regular October 15, 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 Nicolas Farley
Councilman Craig Morton
Councilwoman Sue Morgan
Mayor Rex Barbee

Council member absent: None.

Others present:	
City Attorney Mike Jones	City Clerk Bev Quinn
City Manager Bill Gruen	Finance Director Keli Barrow
Chief of Police Sean Reynolds	Public Works Director John Pruden
Deputy Chief Susan Miller	Code Enforcement Officer Dave Lusch
Economic Development Dir. Jeanne Gustafson	Asst. Public Works Dir. Annette Brushwitz
Members of the Media and Public	

- II. PRAYER AND PLEDGE OF ALLEGIANCE**

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

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

- IV. MAYOR’S REPORT AND PRESENTATIONS**

Mayor Barbee offered kudos to the organizers of the Little Egypt Festival and the Soldiers and Sailors Reunion, both of which went very well. Mayor Barbee added that the PKC Youth Hunt and the World Hunt will be coming up in the next couple of weeks, and we appreciate those visitors supporting our hotels, restaurants, gas stations and retail establishments.

V.

CITY COUNCIL ACTION

1. Consent Agenda

a. Approval of Minutes – October 1, 2018

It was noted that Councilman Koehler indicated the Franklin Park Bobcats “baseball” team had made it to the Final Four at State, and the minutes said read said “basketball”. ***Motion was made by Councilman Farley and seconded by Councilman Koehler to approve the minutes of October 1, 2018 as amended. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. NAYS: None. Motion carried.***

2. Approval of Second RLF “Spend Down” Project

Mayor Barbee indicated presentations would be made by Keith McNeil and Gordon Hanson of NAL, and asked that both limit their comments to five minutes.

Keith McNeil, “The Orchard”

Mr. McNeil indicated he has purchased the shopping center at the south end of town with the intent of revitalizing it. McNeil indicated he is passionate about improving that end of town, as he has lived or worked in that area his entire life. Mr. McNeil indicated he intends to take out half of the parking lot and create some green space, possibly to hold a youth soccer field. McNeil indicated they have an agreement with Keep Salem Beautiful to move their recycling program to the site, and Foster’s Salvage has agreed to put containers on the site. Mr. McNeil indicated they will be removing the entrance nearest to The Spirit Shoppe and widening the entrance further south. The façade of the building will be painted different colors for the individual buildings, he will erect a new sign, and the center will be called “The Orchard”. Mr. McNeil indicated he has an agreement with a local bank, is putting significant personal investment in the project, and has a proven track record.

Councilman Farley noted that Mr. McNeil’s application indicates his project will retain 38 positions with a potential of adding 39 new jobs. Mr. McNeil indicated the beauty shop was already scheduled to close, but Shetley Investments, Steve Quinn, Sharon’s Café, BCMW, the daycare and a new startup are all staying, and he has received a lot of inquiries about the remaining spaces. Mr. McNeil indicated he could have the project done in six months, if he gets the funds. City Manager Gruen responded that the funds may not be available until next year. Mr. McNeil responded that if he receives the funds in January, he expects to have the work done by July. Finance Director Barrow indicated the balance available for the second “spend down” project is \$494,885.90.

Gordon Hansen, North American Lighting

Mr. Hansen indicated NAL’s project would involve purchasing the former Yellow Freight property and demolishing the building to increase the number of parking spaces on that site from 234 to 550. In addition to demolishing the building, there would be tree removal, adding additional entrances, asphaltting the lot, and installing lighting. The project is estimated at \$902,000, and they are requesting \$426,500. NAL will invest \$475,500. Mr. Hansen added that NAL would like to start this in 2019, with a minimum of 44 additional jobs being added by 2020.

Councilman Farley asked if NAL has an alternative plan if they don’t receive the RLF money. Mr. Hansen indicated they will need to find a way to move forward, one way or the other.

City Manager Gruen indicated ED Director Gustafson has spent quite a bit of time with DCEO regarding project eligibility, primarily HUD requirements. There are different criteria that involve both job creation and elimination of blight. Dir. Gustafson added that the DCEO director seems to feel good about the direction the City is taking on both projects. Mr. Gruen added that he would not be surprised if DCEO finds some reason to reject whichever project Council selects, and suggested selecting an alternate project. Councilman Morton asked what will happen if the project submitted is rejected, as we don’t have a lot of time to do notices for a second project. City Manager Gruen indicated Director Gustafson feels either project would be accepted. Councilman Farley added that the Council must select one project, as the funds cannot be split between two projects.

City Manager Gruen indicated DECO has indicated there will be additional CDAP grants available next year, and NAL would qualify. Councilman Farley indicated he feels both of these projects are

good choices, but he feels like the south end of Salem could use some revitalization. Farley added that Mr. McNeil has a good project that will be both retaining existing and adding new jobs. Councilwoman Morgan indicated since her election, she has been pushing for cleanup and improvements to the entrances of town. Morgan added that when you enter Salem from the south, the town looks terrible, and she feels this is a worthwhile project that will eradicate this issue, as well as adding jobs. Councilman Farley indicated having two such worthwhile projects to select from is a good problem to have. Councilwoman Morgan indicated NAL received the first project, and she would like to see the City use the remaining funds on another applicant. Councilman Koehler indicated he agrees with Councilwoman Morgan that the south end of Salem needs to be cleaned up, and Mr. McNeil is the one who can get it done. Councilman Koehler added that he is wholly in favor of assisting NAL with additional CDAP funds after the first of the year. Mayor Barbee added that just because Council chooses one project over the other, it doesn't mean they aren't looking for other ways to help the applicant who is not chosen.

Motion was made by Councilwoman Morgan and seconded by Councilman Koehler to select Keith McNeil and his project “The Orchard” as the primary project to submit to DCEO with the NAL project as an alternate, should “The Orchard” be rejected. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Koehler, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried. Mayor Barbee assured Mr. Hansen that the City would continue to try to find ways to help NAL, and advised Mr. McNeil to continue working with Director Gustafson on his project.

3. **Approval of Ordinance Setting 25 MPH Speed Limit on Delmar and Westgate**
Motion was made by Councilwoman Morgan and seconded by Councilman Farley to approve Ordinance 2018-14 setting the speed limit on Westgate and Delmar Avenues at 25 mph. Roll call vote: AYES: Councilwoman Morgan, Councilman Koehler, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.

4. **Approval of Purchase of “White Brick” Pump Station Materials**
Public Works Director Pruden indicated he budgeted for \$90,000 for rehab of the “White Brick” pump station located on E. Main near the former Jiffy north building. Hydro Kinetics is the sole regional provider of the Gorman Rupp pump systems the City uses in all of its pump stations. Their proposal for materials is \$117,500, which does not include installation and other related work, which is estimated to add an additional \$45,000 to the project. Director Pruden indicated he is recommending approval of this quote and that the formal bidding process be waived.
Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve the purchase of pump station materials for the “White Brick” pump station from Hydro Kinetics in the amount of \$117,500, and that the formal bid process be waived. Roll call vote: AYES: Councilman Koehler, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.

5. **Second Reading – Property Levy for 2019 Collections**
City Manager Gruen indicated he actually presents the proposed levy at three meetings, with the complete levy being approved at the first meeting in November. If Council intends to approve the .02% Building Levy for the Library, he is asking that that the resolution agreeing to levy this additional amount be approved tonight. This is necessary in order to meet the publication requirements associated with a “backdoor referendum”. Numbers provided by City Manager Gruen are shown below:

<u>Tax Purpose</u>	<u>Year of Collection</u>	
Full Tax Levy	2018	\$1,195,535
Full Extension	2018	\$1,195,577
Library Building Extension	2018	\$15,643
Full Tax Levy**	2019	\$1,255,236

****If we remain below the 4.999% increase.**

6. **Approval of Resolution for Library Building Levy**
City Manager Gruen indicated the Library Board has requested approval of the .02% building levy, which at a 4.999% increase over last year's extension would total \$17,412.07. However, PTELL **may limit** the extension to \$15,971.22. **Motion was made by Councilman Farley and seconded by Councilman Morton to approve Resolution 2018-07 agreeing to levy an additional .02% for the library building. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. NAYS: None. Motion carried.**

7. Approval of Water Main Extension on S. Marion Street from E. Mitchell St. to E. Blair St.

City Manager Gruen indicated bids were opened on October 11th for the water line extension on S. Marion St. from E. Mitchell to E. Blair St. The low bid was received from Wigg's Excavating in the amount of \$106,180.00 This project was budgeted in line 18-5101-622-08 in the amount of \$97,000.00. Public Works Director Pruden added that Wigg's has not done any work for the City before, but Curry and Associates has worked with them. Pruden added that this project will involve a bore under the railroad tracks and he would like to get it done before the end of the year. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to award the bid for water main extension on S. Marion St. to Wigg's Excavating in the amount of \$106,180.00. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Koehler, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

8. Approval of Bills Payable

Bills Payable were presented for action. ***Motion was made by Councilman Koehler and seconded by Councilwoman Morgan to approve the bills for 9/17/2018 to 10/12/2018 as presented. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Koehler, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

VI. CITY MANAGER'S REPORT – None.

VII. CITY ATTORNEY REPORT – None.

VIII. FINANCE DIRECTOR REPORT - None.

IX. CITY COUNCIL REPORT

Mayor Barbee thanked Councilman Farley for walking in the Little Egypt Parade with him and tossing candy. City Manager Gruen indicated he appreciated Mayor Barbee and Councilman Farley letting him out of driving the truck, since his son had a game out of town.

Councilman Koehler indicated the park really looks good.

Councilman Farley indicated the City, SCIGA, KC and the Chamber will be conducting industry tours at Schutt, NAL, Americana and Jarco for students from Selmaville, Franklin Park and SCHS on October 17th. Additionally, Kaskaskia College will be hosting a Critical Skills Gap meeting on October 24th.

X.. ADJOURNMENT

As there was no further business to discuss, motion was made by Councilman Morton and seconded by Councilwoman Morgan to adjourn the meeting at 6:50 pm. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.

Bev Quinn, CMC
City Clerk

Minutes approved: _____