

CITY OF SALEM
6:00 PM REGULAR CITY COUNCIL MEETING
JULY 20, 2020 – 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 – request approval for minutes from 07-06-20
 - 2. Recommendation from Planning Commission regarding Special Use Permit for the Orchard Shopping Center.
 - 3. Request for approval of change order totaling \$32,280.00 for emergency repairs to sewer collapse on North Illinois St. and payout #2 from J. K. Trotter for work completed on West Whittaker and North Illinois Street in the amount of \$53,228.22.
 - 4. Approval of Intergovernmental Grant Agreement with IDNR on the OSLAD Grant for the Inclusive Playground grant that has the City as the administrator.
 - 5. Opening of sealed bids on sale of Centennial Park lot on South Broadway.
 - 6. Review of Accounts Payables for period from June 13 to July 15, 2020.
- VI. City Manager Report**
- VII. City Attorney Report**
- VIII. City Council Members Report**
- IX. Executive Session**
 - 1. 5 ILCS 120/2(c)(21) – Review of Closed Session Minutes
 - 2. 5 ILCS 120/2(c)(6) – Sale of Real Estate
- X. Action Following Executive Session**
 - 1. Approval of Closed Session Minutes: 1/20/20, 2/3/20, 2/19/20, 3/16/20, 4/20/20, 5/04/20, 5/18/20 and 6/15/20
 - 2. Resolution 2020-04 – Semi-Annual Review of Closed Session Minutes
 - 3. Approval or rejection of property bids for Centennial Park lot on South Broadway, Salem, IL
- XI. Motion to Adjourn**

Rex A. Barbee
City Manager

RAB

Quote of the day –

The right way is not always the popular and easy way. Standing for right when it is unpopular is a true test of moral character. – Margaret Chase Smith

MINUTES
REGULAR CITY COUNCIL MEETING
MONDAY, JULY 20, 2020

I. CALL TO ORDER

The regular July 20, 2020 meeting of the City Council was convened at 6:00 pm in the Council Chambers of Salem City Hall, and called to order by Mayor Sue Morgan.

Council members present via Zoom:

Councilman Jim Koehler
Councilman Nic Farley
Councilman Craig Morton
Councilman Jacob Hockett

Council members absent: Mayor Sue Morgan (*family emergency*)

Others present:

City Manager Rex Barbee	City Clerk Bev Quinn
Public Works Director John Pruden	Chief of Police Sean Reynolds
Economic Dev. Director Tabitha Meador	Finance Director Keli Barrow
City Attorney Mike Jones	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 offered by Councilman Koehler, followed by the Pledge of Allegiance.

III. PRESENTATION OF PETITIONS/PUBLIC COMMENTS

IV. MAYOR'S REPORT AND PRESENTATIONS

Mayor Pro Tem Nic Farley indicated Mayor Morgan was unable to attend, due to a health emergency involving her husband, but had asked him to stress the importance of the 2020 Census. Farley added that it is very important that everyone is counted, as this determines how billions of dollars in State and Federal funds are distributed.

V. COUNCIL ACTION

1. Consent Agenda

a. City Council Minutes – 7/06/2020

Motion was made by Councilman Koehler and seconded by Councilman Hockett to approve the minutes of 7/06/2020, as presented. Roll call vote: AYES: Councilman Koehler, Councilman Morton, Councilman Hockett, Mayor Pro Tem Farley. NAYS: None. Motion carried.

2. Recommendation from Planning Commission regarding Special Use Permit for the Orchard Shopping Center

City Manager Barbee indicated that Keith McNeil, owner of “The Orchard” shopping center has petitioned the Planning Commission for a Special Use Permit to have food trucks, vendors, and live music on Friday and/or Saturday nights on The Orchard parking lot, and the Planning Commission is recommending approval. City Clerk Quinn (Zoning Administrator) indicated Special Use – Temporary Use Permits are good for one year, and added that Mr. McNeil indicated he would be trying to bring in vendors who did not directly compete with local businesses. Mayor Pro Tem Farley indicated he is glad to see this business owner “thinking outside of the box”. ***Motion was made by Councilman Hockett and seconded by Councilman Koehler to approve issuance of a Special Use – Temporary Use Permit to Keith McNeil/The Orchard, as requested. Roll call vote: AYES: Councilman Morton, Councilman Hockett, Councilman Koehler, Mayor Pro Tem Farley. NAYS: None. Motion carried.***

3. Request for approval of change order totaling \$32,280 for emergency repairs to sewer collapse on N. Illinois St. and payout #2 from J. K. Trotter for work completed on West Whittaker and North Illinois Streets in the amount of \$53,228.22.

City Manager Barbee indicated the change order totaling \$32,280.00 is to cover emergency repairs made on North Illinois St. to repair a sewer line collapse. Payout #2 is for the replacement of sanitary sewer and water lines on West Whittaker. Dir. Pruden added that the City is keeping a retainage of \$8,679.02, or 5% of the project total, on the Whittaker St. project, which is standard procedure. City Manager Barbee indicated he is requesting that action be taken on these two requests separately.

Motion was made by Councilman Koehler and seconded by Councilman Morton to approve the change order from J. K. Trotter and Sons in the amount of \$32,280.00 for emergency repairs made on Illinois St. for a sewer line collapse. Roll call vote: AYES: Councilman Hockett, Councilman Koehler, Councilman Morton, Mayor Pro Tem Farley. NAYS: None. Motion carried.

Motion was made by Councilman Hockett and seconded by Councilman Koehler to approve Payout #2 to J. K. Trotter and Sons for work completed on Whittaker Street in the amount of \$53,228.20. Roll call vote: AYES: Councilman Koehler, Councilman Morton, Councilman Hockett, Mayor Pro Tem Farley. NAYS: None. Motion carried.

Note: City Manager Barbee asked if Council would be willing to move Item 5 before Item 4. Consensus of the Council was to act on Agenda Item V.5 before V.4.

5. OPENING OF SEALED BIDS ON SALE OF CENTENNIAL PARK LOT ON SOUTH BROADWAY

City Manager Barbee opened the bids in the order they were received, as follows:

- 1) Brandy Drenckpohl, Owner, ABC Pub LLC: \$1,000.00
- 2) Robert Kane, Kane Insurance Agency - \$35,000.00

Mayor Pro Tem Farley invited the bidders to address Council, and gave them 5 minutes each.

Brandy Drenckpohl: Ms. Drenckpohl indicated the ABC Pub is undergoing extensive renovation and they are investing a significant amount of time, energy and money into the business. Drenckpohl added that they feel it will be a great attribute to Salem. Ms. Drenckpohl added that they will have seating for 130 inside, but the addition of outdoor seating in a patio area would expand their seating by 60 seats. Drenckpohl added that with the onset of the Covid-19 pandemic, the need for the ability to serve patrons outdoors is more important than ever. Having outdoor seating preserves the City's tax revenue stream in the event restaurants are forced to further restrict the number of patrons or resort to outdoor dining. Ms. Drenckpohl added that they hope

having a nice dining option downtown would be a catalyst to draw additional people and their associated tax dollars to the City.

Ms. Drenckpohl added that they intend to put in a wrought iron fence to the north and west of the ABC and a walkway between the fence and adjacent building to allow passage from the City parking lot behind the building to Broadway. City Manager Barbee added that the only access to the patio would be from inside the ABC.

Bob Kane: Mr. Kane indicated he has placed his bid in an effort to protect his business interests and his access to the two parking spaces his business uses behind the lot being offered for sale. Mr. Kane indicated he is not opposed to what the ABC has planned, and he hopes, if his offer is accepted, that he can work out something with the owners. Kane added that his concern is not with what the Drenckpohls have planned, but with what could happen down the road if they should sell. Mr. Kane added that he feels the renovated restaurant will be an asset to downtown.

City Manager Barbee indicated Council members will discuss these bids further in executive session, and will take action when they return to open session.

4. Approval of Intergovernmental Grant Agreement with IDNR on the OSLAD Grant for the inclusive Playground grant that has the City as Administrator

City Manager Barbee indicated the City has been working with IDNR on the OSLAD grant, and one of the requirements is that the City must act as the administrator of the funds and enter into an intergovernmental agreement with IDNR. The Lions Club has raised 50% of the funds and the City will match 50%. The City will take possession of the Lions Club funds, and pay expenses 50% from the Lions' funds and 50% from City funds. Finance Director Barrow added that the City will accept the funds in November and will have to go out for bids on the equipment. City Manager Barbee added that COVID-19 has slowed the process down. Councilman Morton asked if the project can be started. Dir. Barrow responded that we will not want to do this until the bids are awarded. Mayor Pro Tem Farley added that the Inclusive Playground will be a real asset to Salem, and he thanked those who have worked on this. City Manager Barbee expressed a special thanks to Bruce Kropp, who brought the idea to the Lions Club. ***Motion was made by Councilman Koehler and seconded by Councilman Morton to approve entering into an intergovernmental agreement with IDNR for the OSLAD grant. Roll call vote: AYES: Councilman Morton, Councilman Hockett, Councilman Koehler, Mayor Pro Tem Farley. NAYS: None. Motion carried.***

6. Review of Accounts Payable for period from June 13 to July 15, 2020

Following review, ***motion was made by Councilman Hockett and seconded by Councilman Koehler to approve the Accounts Payable as presented. Roll call vote: AYES: Councilman Hockett, Councilman Koehler, Councilman Morton, Mayor Pro Tem Farley. NAYS: None. Motion carried.***

VI. CITY MANAGER REPORT

City Manager Barbee and Department Heads provided the following updates:

- City Manager Barbee reported that the SFAC experienced some electrical damage over the weekend, in that a transformer blew. Barbee added that he is happy to report that the pool was back open in time for regular swim sessions. Barbee offered kudos to the SFAC staff who have worked through the many changes brought on by COVID-19.
- City Manager Barbee indicated the street oil and chip project has been rescheduled to Tuesday, 7/21.
- City Manager Barbee indicated he has been in discussions with Jed Casburn about offering a night bike ride.
- Asst. Public Works Director Brushwitz indicated that she is working with Animal Control to do a fundraiser at SCAC on August 22nd, which is the Saturday after the season ends. The fundraiser will be to assist Animal Control with its spay and neuter program. More details will be available closer to that date. Brushwitz added that August 16th will be the last regular season day, based on availability of staff. Councilman Morton asked if the fundraiser will be a "dog swim". Asst. Dir. Brushwitz responded that the rubber trim on the pool doesn't work well with dog claws. City Manager Barbee added that the Centralia City Manager has indicated he will be retaining animal control in Centralia, and that Steffanie Rakers is making progress on the spay/neuter program.
- Finance Director Barrow indicated City Hall can now accept payments online or in person via credit card for just about any type of payment, including licenses, recreation programs, shelter rentals, etc.

VII. CITY ATTORNEY REPORT – No report.

IX. CITY COUNCIL REPORT

Councilman Koehler indicated he is working with the Historical Commission on the drive-thru cemetery tour. Koehler indicated he recently met with Frank Brinkerhoff, as he has a host of historical items and knowledge. Koehler added that here is an interesting story that there is an unidentified victim of the Tonti train wreck in East Lawn Cemetery, but the grave is unmarked and they have been unable to find it. Councilman Koehler added that COVID-19 has delayed plans, but they hope to have the tour ready by fall.

Mayor Pro Tem Farley thanked Finance Director Barrow for her work on getting City Hall set up to accept credit/debit cards for all payments, rather than just utility payments. Farley added that he has been pushing for this since he became a Councilman.

Councilman Farley indicated he is very proud of the work the Salem Theatre Board has accomplished during COVID-19 restrictions. As they could not be open to the public, they have completed some painting and construction inside, and it will be very nice when they are able to reopen. City Manager Barbee added that the work is being done with a donation from an anonymous benefactor. Councilman Farley concurred, and said the benefactor is very pleased with what the Board has done.

X. EXECUTIVE SESSION

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

Motion was made at 6:43 pm by Councilman Koehler and seconded by Councilman Morton to enter into executive session for the purpose of reviewing closed session minutes and to discuss sale of real estate.

Roll call vote: Councilman Morton, Councilman Hockett, Councilman Koehler, Mayor Pro Tem Farley.

NAYS: None. Motion carried.

Mayor Pro Tem Farley indicated there would be a five-minute break.

Return to open session at 7:18 pm

XI. ACTION FOLLOWING EXECUTIVE SESSION

1. Approval of Closed Session Minutes: 1/20/20, 2/3/20, 2/19/20, 3/16/20, 4/20/20, 5/4/20, 5/18/20 and 6/15/20

Motion was made by Councilman Koehler and seconded by Councilman Morton to approve closed session minutes of 1/20/20, 2/03/20, 2/19/20, 3/16/20, 4/20/20, 5/04/20, 5/18/20 and 6/15/20, as written, and to keep them closed. Roll call vote: AYES: Councilman Koehler, Councilman Morton, Councilman Hockett, Mayor Pro Tem Farley. Motion carried.

2. Resolution 2020-04 – Semi-Annual Review of Closed Session Minutes

Motion was made by Councilman Koehler and seconded by Councilman Hockett to approve Resolution 2020-04 Semi-Annual Review of Closed Session Minutes. Roll call vote: AYES: Councilman Morton, Councilman Hockett, Councilman Koehler, Councilman Farley. NAYS: None. Motion carried.

3. Approval or rejection of property bids for Centennial Park lot on South Broadway, Salem, IL
City Attorney Jones pointed out that Sale of Real Estate requires four affirmative votes.

Motion was made by Councilman Koehler and seconded by Councilman Morton to accept the bid from Bob Kane of Kane Insurance in the amount of \$35,000 for purchase of the lot identified as Centennial Park. Roll call vote: AYES: Councilman Morton, Councilman Hockett, Councilman Koehler. NAYS: Mayor Pro Tem Farley. As there were only three affirmative votes, the motion failed.

Mayor Pro Tem Farley asked if there was a motion to approve the bid from Brandy Drenckpohl in the amount of \$1,000.00. There was no motion.

XII. ADJOURNMENT

As there was no further business to discuss, ***motion was made by Councilman Morton and seconded by Councilman Koehler to adjourn the meeting at 7:35 pm. Roll call vote: AYES: Councilman Hockett, Councilman Koehler, Councilman Morton, Mayor Pro Tem Farley. NAYS: None. Motion carried.***

Bev Quinn, CMC
City Clerk

Approved: _____