

**CITY OF SALEM
REGULAR CITY COUNCIL MEETING
Sept 20, 2021 – 6:00 PM**

**DUE TO THE RECENT UPSURGE IN POSITIVE COVID CASES THIS MEETING WILL BE
HELD REMOTELY. PLEASE SEE THE ZOOM INFORMATION BELOW TO JOIN IN.**

- 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) Approval of Minutes – Council meeting of Sept. 7, 2021.
 - 2. Request for temporary street closure on West North Alley on October 2, 2021.
 - 3. Request to install dock from private property onto City Reservoir.
 - 4. Request for approval of professional services from Gonzalez Companies.
 - 5. Recommendation from Planning Commission on rezoning property on Airport road.
 - 6. Request to open new bank account for ARPA Grant funds.
 - 7. Review and acceptance of bids for refinance of general obligation bonds and adoption of ordinance
 - 8. Review of accounts payable for August 16th through Sept 17th, 2021
- VI. City Manager and Department Head Reports**
- VII. City Attorney Report**
- VIII. Executive Session**
 - a. 5 ILCS 120/2 (c) (2) – Personnel
 - b. Review of Closed Session Minutes – 7/06/2021
- IX. City Council Action (following Executive Session)**
 - a. Drug Task Force contract renewal
 - b. Approval of Closed Session Minutes – 7/06/2021
- X. City Council Members Report**
- XI. Motion to Adjourn**

Rex A. Barbee
City Manager

RAB

Join Zoom Meeting
<https://us02web.zoom.us/j/89466689194?pwd=Uy9ySGVmU0lwZDN5TlMrSEFhM1pPQT09>

Meeting ID: 894 6668 9194
Passcode: 125461
One tap mobile
+13126266799,,89466689194#,,,,*125461# US (Chicago)
+13017158592,,89466689194#,,,,*125461# US (Washington DC)

Quote of the day;

We look forward to a world founded upon four essential human freedoms. The first is freedom of speech and expression. The second is freedom of every person to worship God in his own way. The third is freedom of want... the fourth is freedom from fear.
Franklin D. Roosevelt

**MINUTES
REGULAR CITY COUNCIL MEETING
Tuesday, September 7, 2021**

- I. Call to Order**

The regular September 20, 2021 meeting of the Salem City Council was convened at 6:00 pm via Zoom meeting software. The meeting was called to order by Mayor Nicolas Farley.

Council members present (via Zoom):

Councilman Jim Koehler
Councilman Royce Bringwald
Councilwoman Amy Troutt
Councilman Craig Morton
Mayor Nicolas Farley

Council members absent: None.

Others present (via Zoom):

City Manager Rex Barbee	Public Works Director Annette Brushwitz
City Clerk Bev Quinn	Chief of Police Sean Reynolds
Finance Director Keli Barrow	Economic Dev Dir Tabitha Meador
City Attorney Mike Jones	Code Enforcement Officer Dave Lusch
Asst. Public Works Dir. Cory Purinton	Members of the Media and Public
Rick McCullum, Planning Commission Chairman	

II. PRAYER AND PLEDGE OF ALLEGIANCE

Councilman Koehler offered the opening prayer, with Mayor Farley leading the Pledge of Allegiance.

III. PRESENTATION OF PETITIONS/PUBLIC COMMENTS – None.

IV. MAYOR'S REPORT AND PRESENTATIONS

Mayor Farley indicated it has been his decision to continue holding City Council meetings via Zoom, due to the number of positive COVID-19 cases in our area. Farley indicated he will continue to watch the numbers and make a decision about the next meeting in the following weeks.

V. CITY COUNCIL ACTION

1. Consent Agenda

- a. City Council Minutes - request approval of minutes of September 7, 2021**
Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the minutes of 9/7/2021, as presented. Roll call vote: AYES: Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.

2. Request for temporary street closure on West North Alley on October 2, 2021

Mayor Farley indicated the City has received a request from the Salem Elks requesting permission to close West North Alley between the hours of 10:00 am and 8:00 pm on Saturday, October 2nd, in connection with the Little Egypt Festival. Farley added that the request is being made to accommodate a band and larger crowd following the parade. Mayor Farley asked Councilman Morton if he had any objections, as his business will be the one most directly affected. Councilman Morton indicated he supports the closure, and will probably close his business that day. ***Motion was made by Councilman Morton and seconded by Councilwoman Troutt to approve the closure of West North Alley St. between the hours of 10:00 am and 8:00 pm on Saturday, October 2nd. Roll call vote: AYES: Councilwoman Troutt, Councilman Morton, councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.***

3. Request to install dock from private property into City Reservoir

Mayor Farley indicated previous requests to build on City property have been denied by the Public Works Department, but some of the docks that are currently on the reservoir are falling into disrepair. Farley added that Council needs to decide if they want to allow the owners of these docks to rebuild. Mayor Farley added that there is no swimming in Salem Reservoir and boat motors cannot be larger than 10 hp.

Councilman Koehler indicated there are a couple of docks in place now, and there are only 7-8 properties that could even have docks. Koehler added that if he lived on the lake, he would want a dock. Mayor Farley asked Public Works Director Brushwitz if the docks will cause any concerns to the water plant, as the reservoir is the City's drinking water source. Dir. Brushwitz responded that they will not, as long as the owners understand they will have to comply with the existing rules and regulations. Director Brushwitz added that there is a section of land all around the reservoir that is City-owned, and the only way an adjacent property owner can build on the city-owned property is with City Council permission.

City Attorney Mike Jones cautioned City Council that problems will occur over the course of time when properties change owners, and the owners don't keep up the docks. Jones added that the City of Centralia had to come in and clean up a lot of old docks and debris at Centralia Lake, at a high cost to the City.

Councilwoman Troutt indicated she struggles with not allowing someone to repair an existing dock, but does have concerns about allowing new construction on City-owned property. Councilman Koehler responded that he doesn't have a problem with it, and suggested some regulations regarding size. Councilman Bringwald indicated he doesn't really like the idea of allowing people to build on city property.

Mayor Farley suggested approval of the specific replacement request before Council, with the understanding that the replacement dock must be the same size as the existing dock and a waiver of liability must be signed by the owner. A license agreement with some size and use regulations, including a waiver of liability, can be prepared and presented at the next meeting for further discussion. ***Motion was made by Councilman Koehler and seconded by Councilman Morton to allow repair/replacement of the dock at 1757 N. Broadway, with the understanding that the dock must be the same size as the existing dock and the owner must sign a waiver of liability. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilwoman Trott, Mayor Farley. NAYS: Councilman Bringwald. Motion carried.***

4. Request for approval of professional services from Gonzalez Companies

City Manager Barbee indicate the City Council has two engineering proposals from Gonzalez Companies before them. The first is to provide professional services for monitoring the Salem Landfill wells and prepare a boundary plat of the landfill. Cost will be on an hourly basis. These services were previously provided by Rhutasel and Associates, and many of those engineers are now with Gonzalez Companies. Barbee added that this monitoring is required by EPA.

The second proposal from Gonzalez Companies is to do civil and site work at the proposed soccer complex, including a field survey to determine boundaries and a topographic survey. This work is estimated to cost \$5,500.00. A site design plan is included in this proposal with a cost not to exceed \$20,000.00.

Motion was made by Councilwoman Troutt and seconded by Councilman Bringwald to enter into a professional services agreement with Gonzalez Companies for the Salem Municipal Landfill Monitoring Well Survey and Boundary Plat, to be provided at an hourly rate. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.

Motion was made by Councilman Morton and seconded by Councilwoman Troutt to enter into a professional services agreement with Gonzalez Companies for survey work and civil design of the proposed soccer complex at a cost not-to-exceed \$25,500.00. Roll call vote: AYES: Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.

5. Recommendation from Planning Commission on rezoning property on Airport Road

City Manager Barbee indicated the Planning Commission held a public hearing on September 14th on a petition submitted by Daniel and Breann Thomason to rezone 5.15 acres on Airport Road from RS-5 Single Family Residential to B-5 General Commercial for the purpose of developing large-item storage. The Planning Commission is unanimously recommending that there be no amendment to the zoning of this site, and that the petition be denied. Mayor Farley indicated he agrees with the Planning Commission's recommendation, with his primary concern being drainage. Councilman Koehler concurred, and indicated this location, surrounded by residential zoning, is not the appropriate location for this use. ***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to deny the petition to amend the zoning of 5.15 acres on Airport Road from RS-5 to B-6 for the purpose of developing large-item storage. Roll call vote: AYES: Councilwoman Troutt, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.*** Mayor Farley indicated he appreciates the Planning Commission's work on this request.

6. Request to open new bank account for ARPA Grant Funds

City Manager Barbee indicated that, as discussed at the last City Council meeting, the auditors have indicated the opening and closing of bank accounts should be approved by City Council or the City Manager. The City is expecting ARPA funds any day, and the Finance Director is requesting City Council approval to open a new account to keep these funds separate from General Fund monies. ***Motion was made by Councilman Bringwald and seconded by Councilwoman Troutt to approve the opening of a new bank account for the ARPA Grant Funds. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Councilwoman Troutt, Mayor Farley. Nays: None. Motion carried.***

7. Review and acceptance of bids for refinance of general obligation bonds and adoption of ordinance

Mayor Farley indicated the City has received the results from the bid process for the refinancing of two general obligation bonds. Piper Sandler solicited bids from 45 investors with 9 investors responding with either full or partial funding proposals. The low bid was from Key Government Finance with a rate offering of 0.92% with an APR after fee inclusions of 1.17%. The current rate on the obligation bonds is at 2.5% or higher on a variable rate structure. Local banks were included in the solicitation, but the local bids were nowhere near the 5% difference required to select a local bid over the low bid. This will save the City approximately \$180,000 over seven years. Finance Director Barrow added that the bonds will be paid in April of 2029, and she is recommending the refinance of the WWTP and Pool bonds over the next seven years with Key Government Finance. ***Motion was made by Councilman Morton and seconded by Councilman Koehler to approve the bid from Key Government Finance, with fee inclusions, of 1.17%. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

Mayor Farley indicated there is a bond ordinance provided by Piper Sandler that he would like to see approved. ***Motion was made by Councilman Morton and seconded by Councilwoman Troutt to approve Ordinance 2021-16, "An Ordinance Authorizing and Providing for the Issuance of General Obligation Refunding Bonds (Alternate Revenue Source), Series 2021". Roll call vote: AYES: Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

8. Review of Accounts Payable for August 16 through September 17, 2021

Following review, ***motion was made by Councilwoman Troutt and seconded by Councilman Koehler to approve the Accounts Payable of August 16 – September 17, 2021, as presented. Roll call vote: AYES: Councilwoman Troutt, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.***

VI. CITY MANAGER REPORT WITH DEPARTMENT HEAD UPDATES

City Manager Barbee indicated the contractors have started the painting of the water tower.

Finance Director Barrow indicated we have received half of the ARPA funds in the amount of \$473,000, and she will be opening the account for these funds tomorrow, as approved by City Council. Mayor Farley added that the City should develop a plan for the use of these funds in the near future.

Assistant Public Works Director Purintun indicated the contractors are installing the final pieces of equipment in the Inclusive Playground, but they still have the poured-in-place base, sidewalks and fencing to install. Mayor Farley indicated he would like to have a ribbon cutting when the park is completely done and people can use it.

Economic Development Director Meador indicated the "Back to Business" technical workshop was held on September 8th, but it had a very poor turnout.

Public Works Director Brushwitz indicated the Street crew is still finishing up oiling and chipping, as the weather set them back a few days.

VII. CITY ATTORNEY REPORT – No report.

VIII. EXECUTIVE SESSION

a. 5 ILCS 120/2(c)(2) – Personnel

b. 5 ILCS 120/2(c)(21) – Review of Closed Session Minutes – 7/06/2021

Motion was made by Councilman Bringwald and seconded by Councilman Morton to enter into executive session at 6:53 pm for the purpose of discussing Personnel and Closed Session Minutes. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Councilwoman Troutt, Mayor Farley. NAYS: None. Motion carried. Mayor Farley indicated there would be a short break while the Clerk moves participants into the closed session room.

Return to open session at 7:57 pm

IX. CITY COUNCIL ACTION (Following Executive Session)

a. Drug Task Force Contract Renewal

Motion was made by Councilman Koehler and seconded by Councilman Bringwald to enter into a two-year contract with the Drug Task force, and to review again at the end of that contract. Roll call vote: AYES: Councilman Bringwald, Councilwoman Troutt, Councilman Koehler, Mayor Farley. NAYS: Councilman Morton. Motion carried.

b. Review of Closed Session Minutes – 7/06/2021

Motion was made by Councilwoman Troutt and seconded by Councilman Koehler to approve the executive session minutes of 7/06/2021, and to keep them closed. Roll call vote: AYES: Councilwoman Troutt, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.

X. CITY COUNCIL MEMBERS REPORT – None.

IX. ADJOURNMENT

As there was no further business to discuss, ***motion was made at 8:02 pm by Councilwoman Troutt and seconded by Councilman Bringwald to adjourn the meeting. Roll call vote: AYES: Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

Bev Quinn, CMC
City Clerk

Approved: _____