

**PUBLIC HEARING  
VACATION OF ABANDONED ROADWAY  
FEBRUARY 7, 2022 - 5:55 PM**

- I. Call to Order**
  - II. Discussion on vacating abandoned roadway on Mills Cart Road**
  - III. Public Input**
  - IV. Adjourn**
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**CITY OF SALEM IL  
REGULAR CITY COUNCIL MEETING  
FEBRUARY 7, 2022 – 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) Approval of Minutes – January 17, 2022
  - 2. Appointment of Janelle Smith to Tourism Board
  - 3. Review and approval of lease agreement for Greater Salem Area Foundation.
  - 4. Approval of IDOT Maintenance agreement using Motor Fuel Tax apportionment.
  - 5. Request to replace two police cruiser vehicles with one newer SUV
  - 6. Approval of bid for the purchase of a mini excavator.
  - 7. Request to designate a no parking area on a portion of East Magnolia Drive in the Industrial Park.
  - 8. Review and approval of applications for TIF assistance for 2022
  - 9. Open sealed bid for land in Industrial Park
- VI. City Manager and Dept Head reports**
- VII. City Attorney Report**
- VIII. City Council member reports**
- IX. Executive Session –**
  - a. 5 ILCS 120/2 (c)(2) – Personnel
  - b. 5 ILCS 120/2 (c)(21) – semi-annual review of executive session minute
  - c. 5 ILCS 120/2(c)(6) – Sale of Land
- X. City Council Action (*following executive session*)**
  - a. Approval of Executive Session Minutes of 9/30/2021 and 1/03/2022
  - b. Approval of Resolution 2022-01 Semi-Annual Review of Closed Session Minutes
  - c. Action on Sale of Real Estate
- XI. Motion to Adjourn**

Rex A. Barbee  
City Manager  
*RAB*

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**MINUTES  
PUBLIC HEARING  
VACATION OF ABANDONED ROADWAY  
FEBRUARY 7, 2022 – 5:55 PM**

- I. Call to Order**

The Public Hearing on the petition to vacate an abandoned public roadway on Mills Cart Road was called to order on February 7, 2022 at 5:55 pm by Mayor Nicholas Farley. Those present for the Public Hearing were Mayor Nicolas Farley, Councilman Jim Koehler, Councilman Royce Bringwald, Councilman Craig Morton, City Manager Rex Barbee, City Attorney Mike Jones, City Clerk Bev Quinn, Finance Director Keli Barrow, Public Works Director Annette Brushwitz, Economic Development Director Tabitha Meador, and Chief of Police Sean Reynolds. Members of the media and public were present, as well.

- II.

Discussion on vacating abandoned roadway on Mills Cart Road

City Manager Barbee indicated abandonment of this portion of Mills Cart Road is being requested by adjacent property owners Neal Smith and Josh Dice, in order to facilitate Mr. Smith’s commercial development.
- III.

Public Input

There were no public comments or questions.
- IV.

Adjourn

As there was no further discussion, the Public Hearing was adjourned at 5:58 pm. City Attorney Mike Jones indicated he would prepare an ordinance for placement on the February 22<sup>nd</sup> City Council meeting agenda.
- Bev Quinn, CMC

Cit Clerk
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CITY OF SALEM

REGULAR CITY COUNCIL MEETING

FEBRUARY 7, 2022 – 6:00 pm

- I.

Call to Order

The regular February 7, 2022 meeting of the Salem City Council was convened in the Council Chambers of Salem City Hall. The meeting was called to order by Mayor Farley at 6:00 pm.
- Council members present:

Mayor Nicolas Farley

Councilman Jim Koehler

Councilman Royce Bringwald

Councilman Craig Morton
- Council member absent:

Councilwoman Amy Troutt
- Others Present:

City Manager Rex Barbee

City Attorney Mike Jones

City Clerk Bev Quinn

Economic Development Dir. Tabitha Meador

Code Enforcement Officer Dave Lusch

Public Works Director Annette Brushwitz

Asst. Public Works Dir. Cory Purintun

Finance Director Keli Barrow

Chief of Police Sean Reynolds

Members of the Media and Public
- II.

Prayer and Pledge of Allegiance

Councilman Koehler offered the opening prayer, followed by the Pledge of Allegiance.
- III.

Presentation of Petitions/Public Comments – None.
- IV.

Mayor’s Report and Presentations

Mayor Farley offered his compliments to the Theatre Board, and the cast and crew of “Blythe Spirit”. This is the second big show the Theatre Board has done since the COVID-19 pandemic began, and it was a great production. The Theatre Board will be offering a Trivia Night in coming months, and Missoula Children’s Theatre this summer.
- Mayor Farley offered a shout out to the Lady Bobcats and the Lady Rockets for their successes in the State basketball playoffs.
- Mayor Farley offered his compliments and appreciation to the Public Works Department, who dealt with several water line breaks and snow removal during the snow event.
- V.

City Council Action

1.

Consent Agenda

(a) Approval of Minutes – January 17, 2022

*Motion was made by Councilman Bringwald and seconded by Councilman Koehler to approve the minutes of January 17, 2022, as written. Roll call vote: AYES: Councilman Bringwald, Councilman Morton, Councilman Koehler, Councilman Farley. NAYS: None. Motion carried.*

2.

Appointment of Janelle Smith to Tourism Board

Mayor Farley indicated he had received a letter of resignation from Tourism Board member Bob Haney, and he would like to appoint Janell Smith to fill his unexpired

term. ***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the Mayor's appointment of Janell Smith to the Tourism Board. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.***

**3. Review and Approval of Lease Agreement for Greater Salem Area Foundation**

City Manager Barbee presented the agreement drafted by Attorney Jones, and indicated it needed a slight revision indicating the City of Salem will continue to pay the utilities on the building, since usage will be minimal, and this will allow all of the dollars raised by the Mission Salem organization to be used to help those in the community. Barbee added that this will enable the organization to continue providing the services they do for the community, and might get them some visibility, as well. Mayor Farley added that Salem is very fortunate to have this organization and approval of this lease will help both them and our community. ***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the lease between the Greater Salem Area Foundation and the City of Salem, as amended. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

**4. Approval of IDOT Maintenance Agreement Using Motor Fuel Tax Apportionment**

City Manager Barbee indicated this is annual resolution that allocates MFT (*Motor Fuel Tax*) funds for routine road maintenance during the calendar year. This year, the City is requesting \$168,000 for this purpose. ***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve Resolution 2022-01A requesting \$168,000 in MFT funds be allocated for calendar year 2022 street maintenance. Roll call vote: AYES: Councilman Bringwald, Councilman Morton, Councilman Koehler< Mayor Farley. NAYS: None. Motion carried.***

**5. Request to Replace Two Police Cruiser Vehicles with One Newer SUV**

City Manager Barbee indicated the police department would like to replace two police cruisers with high miles and engine idle hours with a new or late model unit SUV. Specs have been issued to local dealers and Veto Enterprises with the request for a unit that is available for delivery before the end of the fiscal year. Two units meeting the specifications are in stock and may still be available. The lower cost item would be a 2022 Chevrolet Tahoe PPV Police Interceptor from Veto Enterprises with a cost of \$37,982 and the other vehicle in stock is at Schmidt Ford and is a 2021 Ford Explorer AWD Police Interceptor in the amount of \$44,815.00. Both vehicles will have additional cost of about \$8,500 to install additional equipment such as light bars, radio mounts, etc. The two cruisers being retired would be sold or traded in as part of the purchase. The retiring vehicles have high idle hours and have seen the maintenance costs increasing. Requesting approval to purchase the 2022 Chevrolet Tahoe from Veto Enterprises in the amount of \$37,982 and if it is no longer available the 2021 Explorer from Schmidt ford for \$44,815.00.

Discussion ensued regarding the ability to award a bid to a local vendor that is not more than 5% higher than the low bidder, with Council members indicating they would like that percentage increased in order to support local bids. The difference in the two bids for the vehicle is approximately 18%.

Chief Reynolds indicated he is recommending award of the bid to Veto for the 2022 Chevy Tahoe for \$37,000, as it is in stock. Additionally, Veto has indicated they may take the two older vehicles at trade in, with values between \$4,000 and \$5,500. Reynolds added that the department has used Tahoes before, and are a very good vehicle. The Tahoe is a full-sized, 8- cylinder SUV, and will serve the department well.

Councilman Morton asked if this is a budgeted item. Chief Reynolds responded that it is not, but he is currently approximately \$74,442 under budget for the year. Morton asked what repairs have to be made to the older vehicles. Chief Reynolds responded that he has put \$1,000 in repairs in one, including a water pump, and it needs another \$1,000. Reynolds added that he does not want to put another \$1,000 in a vehicle that is only worth \$4,000 to \$5,000. Councilman Morton asked what line items are currently under budget. Reynolds replied that expenditures for training have been reduced, due to COVID-19, and he is under budget smaller amounts for additional line items, including overtime. Reynolds added that both of the vehicles being considered already have the spotlights and sirens, which will save about \$1,000. Councilman Morton asked why Chief Reynolds hadn't budgeted for a new vehicle. Reynolds responded that he was trying to make these vehicles last as long as possible. Reynolds added that he will not be budgeting for another new vehicle in the FY23 budget, if he is able to purchase the Tahoe in the current budget year. ***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the purchase***

**of the 2022 Chevy Tahoe from Veto Enterprises in the amount of \$37,982, excluding trade ins. Roll call vote: AYES: Councilman Bringwald, Councilman Koehler, Councilman Farley. NAYS: Councilman Morton. Motion carried.**

Mayor Farley indicated he would like an item placed on the next agenda to increase the 5% difference between the low bid and a local bid to 10%.

**6. Approval of Bid for the Purchase of a Mini Excavator**

City Manager Barbee indicated Public Works has budgeted to purchase a new mini-excavator with implements and to trade in an existing small excavator. The new unit will allow the crews to access more areas for service to the residents. Bid requests were sent out to 11 vendors as well as being advertised in local media and on the City's website, with only one vendor submitting a bid. The lone bid came from Bobcat of Effingham. The unit meets or exceeds the specifications of the bid and after the trade in of a 2012 Cat excavator, the bid amount with additional implements totals \$35,858.29 and is within the amount budgeted for this fiscal year.

Public Works Director Brushwitz added that this is a very good price, as the asking price was originally \$106,400, but we received a municipal discount of \$37,000 and a good price on our trade in. Brushwitz added that Bobcat is very prompt with their service, and she has been very happy with them. The mini-excavator will primarily be used by the water/sewer maintenance crew, and as it is smaller than the regular excavator, will cause less damage to residents' yards. **Motion was made by Councilman Bringwald and seconded by Councilman Morton to approve the purchase of the mini-excavator from Bobcat of Effingham, at a price of \$35,858.29. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.**

**7. Request to Designate a No Parking Area on a Portion of East Magnolia Drive in the Industrial Park**

City Manager Barbee indicated there is an undeveloped road (gravel base) just east of Magnolia St. in the Industrial Park that runs east and west and lies to the south of the Gonzalez Companies business. A request has been made to designate the western portion of the roadway as no parking. There has been a semi- truck and tanker trailer using the space for overnight parking.

Councilman Bringwald indicated he feels this is a non-issue, as the semi driver is bringing his office home, and the roadway is undeveloped. Mayor Farley indicated Gonzalez Companies uses the road to get equipment to their business. **Motion was made by Councilman Morton and seconded by Councilman Koehler to make Magnolia Drive a "no parking" street, and to erect the appropriate signs. Roll call vote: AYES: Councilman Koehler, Councilman Morton, Mayor Farley. NAYS: Councilman Bringwald. Motion carried.**

**8. Review and Approval of Applications for TIF Assistance for 2022**

City Manager Barbee indicated Economic Development Director Meador has solicited requests for assistance through TIF funding in the downtown area. She has received several requests and is providing a summary of the requests for consideration. We had previously offered three \$15,000 awards per year, and are currently suggesting that the awards be reduced to \$10,000 or less to assist more businesses.

Mayor Farley indicated in the past there had been a non-formal rule that TIF 3 awards would be for 50% of the project, and no more than \$10,000. The City has deviated from that in recent years, and he would like to see us stay with the 50% match/\$10,000 award, which will enable the City to assist more businesses.

Jeannell Charman, 100 W. Main St. and 111 N. Broadway, indicated they began their window replacement project in 2017, and it has stalled the past couple of years. Ms. Charman indicated they have replaced the roof, done tuckpointing, and improved the interiors of both the doctor's office and Salem Travel.

Ms. Charman indicated each window is actually two windows, a static window at the top and an opening window at the bottom. Charman added that the price has gone up about \$2,000 in the past two years. Ms. Charman indicated the past Economic Development Director had indicated she would receive 50% of the cost incurred, but she received much less than that. The business she purchased the new windows from still has that style in stock, and if she orders them now, it will be June or July before they are installed. The project will cost \$22,000, and she is requesting a TIF 3 grant in the amount of \$10,000. Councilman Morton asked if she had received any of the

grants offered by the State, and she responded that she had not, as Salem does not have the same demographics as Centralia and Mt. Vernon.

Discussion ensued regarding the seven (7) applications received. Dir. Barrow indicated the City will not just be giving the applicants \$10,000, but will be either reimbursing the applicants for invoices received or paying the invoices directly.

Economic Development Director Meador indicated she is recommending that TIF 3 grants be awarded, as follows:

<u>Business</u>	<u>Project Cost</u>	<u>Grant Request</u>
Salem Elks Lodge 1678	\$15,000.00	\$ 7,500.00
Salem Travel	\$22,000.00	\$10,000.00
Alex and Abby Williams Holding, LLC	\$56,000.00	\$10,000.00
Off Broadway Hair Design Studio	\$13,885.50	\$ 6,942.75
ABC Pub	\$25,000.00	\$10,000.00

***Motion was made by Councilman Koehler and seconded by Councilman Morton to approve TIF 3 matching grant awards to Salem Elks Lodge 1678, Salem Travel, Alex and Abby Williams Holding, LLC, Off Broadway Hair Design Studio, and ABC Pub, as presented. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.***

**9. Open Sealed Bid for Land in Industrial Park**

Mayor Farley opened a sealed bid from Ameren Illinois for 10 acres of Industrial Park property. The offer is \$50,000. City Manager Barbee added that Ameren wants to build another substation. Barbee indicated the solar company who had an option on the property has withdrawn its option. Mayor Farley asked what the time-frame on the project is, should the City accept the offer. City Attorney Mike Jones indicated the offer indicates they want to close within 60 days or by April 15, 2022. Mayor Farley indicated this will be brought back up after the executive session.

**VI. City Manager and Dept Head Reports**

City Manager Barbee –

- compliment the cast and crew of the Theatre Board’s production of “Blythe Spirit”, and indicated it was a very good show;
- commended the public works crews on snow and ice removal, and their quick turn around on three water main breaks;
- Indicated the City’s server had gone down for a few days, but it is now up and running, and staff is investigating an additional on-site backup system;
- he has been contacted by Bird.Co regarding a possible investment in Salem. They provide electric scooters for rent in the downtown area, and would have a local person in charge of the scooters. Olney uses them. Barbee added that their sales pitch is good, but they seem to have problems with follow through. This project would be at no cost to the City.

Finance Director Barrow –

- indicated revenue reports were sent out at 4:30 pm today.

City Clerk Bev Quinn –

- Indicated she was contacted by an individual interested in purchasing four lots in the Armory Site Subdivision from the current owner, and possibly obtaining a special use permit to put up two duplexes;
- indicated the Planning Commission will meet Tuesday night to consider an application for amending the zoning of a lot owned by Crouse Enterprises for development of an additional commercial building to serve Crouse Funeral Home.

Economic Development Director Tabitha Meador –

- Indicated the Greater Salem Area Foundation Evening of Honors nomination forms are now available. Some of the categories are Educator, Lifetime Achievement, Volunteer, Civic Organization, and Business.

Public Works Director Annette Brushwitz –

- indicated the City has received 50% of the COVID grant we applied for, with the rest scheduled to arrive by August. Brushwitz indicated she would like to have a discussion about using those funds on waterline replacement, and she anticipates that 90% of the project could be paid for with grant dollars. This is a perfect opportunity to get a large project done, that might be difficult to do without these funds. The area proposed is on South Broadway from the intersection of Main and Broadway to Schutt Sports.

Brushwitz added that she thinks the City would have approximately \$300,000 in the project, in addition to grant funds, but this is minimal for a project of this size.

**XII. City Attorney Report – No report.**

**XIII. City Council Member Reports  
Councilman Koehler –**

- commended the Salem Wildcats for their 3rd place win in their invitational tournament and indicated there was a good turnout for the event.
- Commended both the Lady Bobcats who placed 2<sup>nd</sup> and the Lady Rockets who placed 4<sup>th</sup> in their respective divisions at State.

**Councilman Bringwald –**

- thanked the Public Works crews for their work during the snow event;
- indicated there is going to be a disc golf doubles tournament in Bryan Park on May 7, 2022.

**Mayor Farley –**

- indicated he will be giving his State of the City Address at the Chamber luncheon on February 17<sup>th</sup> at noon at Sharon's Restaurant. Mayor Farley invited anyone who has goals or accomplishments they would like him to touch on to drop him an email.

**IX. Executive Session –**

- 5 ILCS 120/2 (c)(2) – Personnel
- 5 ILCS 120/2 (c)(21) – Semi-annual Review of Executive Session Minutes
- 5 ILCS 120/2(c)(6) – Sale of Land

***Motion was made at 7:17 pm by Councilman Koehler and seconded by Councilman Bringwald to enter into Executive Session after a five-minute break to discuss Personnel, Executive Session Minutes, and Sale of Land. Roll call vote: Councilman Bringwald, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

*Return to open session at 8:35 pm.*

**X. City Council Action (following executive session)**

- Approval of Executive Session Minutes of 9/30/2021 and 1/03/2022  
***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the closed session minutes of 9/30/2021 and 1/03/2022, and to keep them closed. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.***
- Approval of Resolution 2022-01 Semi-Annual Review of Closed Session Minutes  
***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve Resolution 2022-02 Semi-Annual Review of Closed Session Minutes. Roll call vote: AYES: Councilman Bringwald, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***
- Action on Sale of Real Estate  
***Motion was made by Councilman Morton and seconded by Councilman Bringwald to accept the bid of \$50,000 (\$5,000 per acre) for 10 acres of land in the Industrial Park from Ameren IL. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

**XI. Motion to Adjourn**

***Motion was made by Councilman Bringwald and seconded by Councilman Morton to adjourn the meeting at 8:40 pm. Roll call vote: AYES: Councilman Bringwald, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

Bev Quinn, CMC  
City Clerk

Minutes approved: \_\_\_\_\_