

**AGENDA  
CITY OF SALEM  
6:00 PM REGULAR CITY COUNCIL MEETING  
AUGUST 05, 2019**

- 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 - 07/15/19
  - 2. Approval of Little Egypt Parade Resolution
  - 3. Purchase Approval for Grass Seeding/Field Improvement for Soccer at Tully Park
  - 4. Approval of Sale of City-Owned Real Estate
  - 5. Review of Downtown TIF Project Applications
  - 6. Approval of Purchase of Pumps for Wastewater Treatment Plant
  
- VI. City Manager Report**
- VII. City Attorney Report**
- VIII. Finance Director Report**
- IX. City Council Report**
- X. Executive Session**
  - 1. 5 ILCS 120/2 (c)(6) – Sale of Real Estate
  - 2. 5 ILCS 120/2 (c)(1) – Personnel
  
- XI. Adjournment**

Bill Gruen, City Manager

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**MINUTES  
CITY OF SALEM  
AUGUST 5, 2019**

**I. CALL TO ORDER**

The regular August 5, 2019 meeting of the City Council was convened at 6:00 pm, and called to order by Mayor Rex Barbee.

**Council members present:**

Councilman Jim Koehler  
Councilman Nic Farley  
Councilman Craig Morton  
Councilwoman Sue Morgan  
Mayor Rex Barbee

**Council members absent:**

None.

**Others present:**

City Manager Bill Gruen	City Clerk Bev Quinn
City Attorney Mike Jones	Chief of Police Sean Reynolds
Public Works Director John Pruden	Economic Development Dir. Jeanne Gustafson
Asst. Public Works Director Annette Brushwitz	Members of the Media and Public

**II. PRAYER AND PLEDGE OF ALLEGIANCE**

Opening prayer was offered by Councilwoman Morgan, followed by the Pledge of Allegiance.

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

**IV. MAYOR'S REPORT AND PRESENTATIONS**

Mayor Barbee expressed his appreciation to all of the organizations bringing visitors to our town, including the Marion County Fair and the Salem Country Club Ladies Tournament.

## VI. CITY COUNCIL ACTION

### 1. Consent Agenda

#### a. City Council Minutes – 07/15/2019

Councilman Morton noted that both he and Councilman Farley voted “no” on the lease/purchase of Police trucks, and the minutes indicated they voted “yes”. **Motion was made by Councilman Farley and seconded by Councilman Koehler to lay to approve the minutes of July 15, 2019, as amended. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. NAYS: None. Motion carried.**

### 2. Approval of Little Egypt Parade Resolution

City Manager Gruen indicated this resolution is a requirement for the Little Egypt Festival road closures, and the route is the same as in previous years. **Motion was made by Councilwoman Morgan and seconded by Councilman Farley to approve Resolution 2019-07 approving the Little Egypt Festival Parade. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Koehler, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.**

### 3. Purchase Approval for Grass Seeding/Field Improvements for Soccer at Tully Park

City Manager Gruen indicated the youth soccer fields at Tully Park have been difficult to (grass) seed. Back in May after approval of the FY20 budget, John Pruden received a proposal totaling \$4,552.00 to obtain outside assistance to help with this task. This amount is accordingly not budgeted. Furthermore, even if the City Council is inclined to approve expenditure, I'd like to make sure we talk through all the activities that take place in this area. There have been times that concurrent soccer matches, softball games, and funerals make this area congested. Gruen added that although the Public Works Department has made a valiant effort to see this, the fields get patchy, which causes the balls to bounce unnaturally.

Discussion ensued regarding the limited parking at the fields, and how the road between the fields and the cemetery often gets congested when there are games and funerals at the same time and there are some drainage issues in the parking lot. Public Works Director John Pruden replied that his crews have most of the drainage issues cleared up.

Kyle Kelley of the Salem Soccer program indicated the parking is a valid concern. Kelley added that he coaches the 3-4 year olds, and when there are 50 players there, they are 100 or more parents and grandparents at the games. Kelley added that the field was all but unplayable all season. At City Manager Gruen's request, Director Pruden indicated he would obtain some estimates for expanding the parking area to the east.

City Manager Gruen indicated Keith McNeil, owner of The Orchard shopping center, had made some suggestions regarding some land the fair board owns to the east of the shopping center. After looking at the ground, it was determined that the land is relatively low, and it would probably be fairly expensive to build new fields on the fairground property. Mr. Kelley indicated that Salem Soccer currently has games played at First Christian Church and the Tully fields. In order to create a soccer complex that would allow all ages to play, with the addition of High School players, it would take 8-10 acres of ground. Councilman Farley asked where payment for the reseeding will come from. City Manager Gruen responded that he has approximately \$13,000 in Fund 20 that could be used. **Motion was made by Councilman Koehler and seconded by Councilman Farley to approve expenditures of up to \$4,750 for the reseeding at Tully Park. Roll call vote: AYES: Councilwoman Morgan, Councilman Koehler, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.**

### 4. Approval of Sale of City-Owned Real Estate

City Manager Gruen indicated he has received two proposals to purchase city-owned real estate, which have been opened during this meeting. They are:

- 1) Jason and Deanna Weber have made an offer to purchase Lot 3 of Salem Armory subdivision for \$350.00. The property is adjacent to their home.
- 2) Agracel has made an offer to purchase the former Yellow Freight property for \$175,000, with some additional provisions.

Mr. Gruen indicated he would like to discuss both offers with Council In executive session. There may be action taken after the executive session.

### 5. Review of Downtown TIF Project Applications

Applications for assistance were received from the following downtown businesses:

- 1) Brendon Bullard, Bullard Investments, Inc., 117 S. Broadway – Relocation of Gadget Gurus from W. Main St. to their building at 117 S. Broadway, including , paint, updated restroom and new equipment to be used for electronics repairs. TIF dollars are requested in an amount of \$10,000 - \$12,000.

- 2) Rebecca Carpenter Timmerman, 217 W. Main St. – Concrete the parking lot; create a patio garden on the East side of the building. TIF dollars are requested in an amount of \$32,000.

City Manager Gruen indicated he is not expecting action on these requests tonight, and they will be brought back for further discussion at the next meeting.

**6. Approval of Purchase of Pumps for Wastewater Treatment Plant**

City Manager Gruen indicated the FY20 budget included purchase of three new pumps for use at WWTP. \$30,500 was budgeted and the actual cost is coming in at \$28,307. Gruen indicated he is requesting that the expenditure be approved, and the bidding process waived. **Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve the purchase for Pumps for the WWTP from Vandeventer Engineering in the amount of \$28,307, and to waive the bidding process. Roll call vote: AYES: Councilman Koehler, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.**

**VI. CITY MANAGER REPORT**

City Manager Gruen indicated Public Works Director John Pruden has requested that the City move forward on replacing the Illinois St. sewer. \$379,000 was budgeted for the Town Creek sewer replacement, and there may be some things the City can do to reduce the cost on the Town Creek project. Public Works Director John Pruden indicated Curry and Associates may be able to reduce their cost, and there is an economy of scale in bidding out two projects at once. Pruden added that if the City broad strokes the scope of the job, give the contractors a long time for completion, and bundles the two projects, he is optimistic that we can get a good price. Councilman Farley asked what length of time Mr. Pruden is suggesting the City give them. Dir. Pruden indicated six months or so, but the project itself will only take 7-8 working days. Councilwoman Morgan expressed her appreciation for how hard the Public Works employees were working on a break on the Fourth of July.

**VII. CITY ATTORNEY REPORT**- No report.

**VIII. FINANCE DIRECTOR REPORT** – No report.

**IX. CITY COUNCIL REPORT** – No report.

**X. EXECUTIVE SESSION**

1. 5 ILCS 120/2(c)(6) – Sale of Real Estate
2. 5 ILCS 120/2(c)(1) – Personnel

**Motion was made by Councilman Farley at 6:34 pm and seconded by Councilman Koehler to enter into executive session for the purpose of discussing Sale of Real Estate, Purchase of Real Estate and Personnel. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. NAYS: None. Motion carried.** Mayor Barbee indicated there would be a five (5) minute recess.

*Returned to open session at 6:55 pm.*

**V. City Council Action (cont.)**

**4. Sale of City Owned Real Estate**

**Motion was made by Councilman Farley and seconded by Councilwoman Morgan to accept the offer on the former Yellow Freight property from Agracel in the amount of \$175,000, contingent upon a mutually acceptable redevelopment agreement. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. NAYS: None. Motion carried.**

City Manager Gruen indicated he would be approaching Mr. and Mrs. Weber with a counter offer for Lot 3 of Salem Armory Subdivision.

**XI. ADJOURNMENT**

It was announced that the August 19<sup>th</sup> meeting might open at 6:00 pm with an executive session with regular action items being scheduled to begin at 7:00 pm. As there was no further business to discuss, **motion was made by Councilman Farley and seconded by Councilwoman Morgan to adjourn the meeting at 8:00 pm. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Koehler, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.**

Bev Quinn, CMC  
City Clerk

Approved: \_\_\_\_\_