

**AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
FEBRUARY 19, 2019 – 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 – 02/04/2019
    - 2. Approval of Rear Theatre Parking Lot Design, Authorization to Seek Bids
    - 3. Approval of Purchase of Pool Painting Services
    - 4. Approval of Lawn Mower Purchase
    - 5. 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

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**MINUTES  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
February 19, 2019**

**I. CALL TO ORDER**

The regular February 19, 2019 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 (*Arrived immediately after roll call at 6:03 pm*)  
Councilwoman Sue Morgan  
Mayor Rex Barbee

**Council member 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	Asst. Public Works Director Annette Brushwitz
Deputy Chief Susan Miller	Brent Taylor, Rhutasel & Associates
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 to the Flag.

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

**IV. MAYOR’S REPORT AND PRESENTATIONS – None.**

**V. CITY COUNCIL ACTION**

- 1. Consent Agenda**
  - a. Approval of Minutes – February 4, 2019**

*Motion was made by Councilman Farley and seconded by Councilman Koehler to approve the City Council minutes of February 4, 2019, with a minor typographical correction. Roll call vote: AYES: Councilman Farley, Councilman Koehler, Mayor Barbee. NAYS: None. Councilwoman Morgan abstained. Motion carried.*

**(Arrival of Councilman Morton – 6:03 pm)**

**2. Approval of Rear Theatre Parking Lot Design, Authorization to Seek Bids**

City Manager Gruen provided Council with the following information:

- ✓ The City bought the McGaughy property in the first half of 2016 for the purpose of improving parking the area around the Theatre. About one year later the City purchased the property at the southwest corner of Walnut and McMackin for more parking in the area. The City purchased that lot from Iuka Bank which completed the cleanup of the property after fire destroyed the building there.
- ✓ The plan is to finance the project using Downtown TIF (for parking lot) and Fund 18 (half-cent) dollars for the sidewalk work. Fund 18 currently has over \$1.46 million currently in reserve. The Downtown TIF would pay for the parking lot work over a few years and would still have other money left over to do one or a couple projects for the remaining life of the TIF, as we have become accustomed to doing.
- ✓ The Downtown TIF dollars have a fairly limited range of potential uses. TIF cannot be directly used for City operations or similar expenses.

City Manager Gruen indicated the property owned by Iuka State Bank will provide for 28 parking spaces, with an entrance from S. Walnut St. The plan also calls for sidewalk around the perimeter.

Gruen indicated the space behind the theatre will provide for 10 spaces, with access from Walnut St. and exit onto McMackin St. Brent Taylor of Rhutasel and Associates added that if the City goes with the proposed concept, it will allow parking along McMackin fairly close to the stop sign.

Councilman Farley indicated there has been a question about the parking in the north section of the parking lot. Mr. Taylor responded that he has not done the design on elevation and drainage on that area yet, but the plan would be for the water to gather, then drain into the storm sewer. Additionally, they will make sure the parking lot slopes away from the building. Councilwoman Morgan added that the entire area drains badly.

Mayor Barbee asked if there are plans to put additional lighting in the lot at the southwest corner, or will we be depending on street lights. Mr. Taylor responded that they have not made plans for additional lighting. Public Works Director Pruden suggested attaching additional lighting to the west side of the theatre. City Manager Gruen indicated the City had a new street light installed near the new Denny's location that cost approximately \$10,000 and Director Pruden had one installed in the park for approximately \$3,500.00. Mr. Taylor indicated the City would have a chance to put something in while the lot is still rock and grass. Mr. Taylor added that we plan to pave the ADA area and, while it is not as attractive as grass, it does reduce maintenance.

City Manager Gruen indicated the parking would be paid by the Downtown TIF over several years. While this will limit the number of TIF projects the City can assist with, there will still be approximately \$30,000 for projects. Gruen added that he does not want City employees parking on the new lots, as they have been doing okay parking on the side streets.

Mayor Barbee expressed support of the parking lot projects, and feels the additional parking will be beneficial. Councilwoman Morgan indicated she is VERY happy this project is going to be completed. Councilman Farley indicated he feels the City has done a good job of alleviating some of the former parking issues, including the new parking lot on the corner of Main and Jefferson. ***Motion was made by Councilwoman Morgan and seconded by Councilman Farley to approve the plans for the parking lots behind the theatre and on the former Iuka Bank property, and to authorize the City Manager to seek bids on the projects. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Koehler, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

**3. Approval of Purchase of Pool Painting Services**

City Manager Gruen indicating he is requesting approval of a bid from Henson Painting Contractors totaling \$24,000 to prep and paint all pool surfaces (*main pool, zero-entry, children's pool, etc.*) for the 2019 season. Bids were accepted early last year, but work was postponed for reasons pertaining to scheduling, curing time, and start of the 2018 pool season. Gruen added that he had considered doing only half of the pool during the current

budget year, but an FY19 budget surplus which is taking shape will allow us to do the entire job in 2019. We budgeted \$18,000 in 01-5108-204-00, but have only spent \$1,803 YTD. Gruen added that the FY19 budget is coming in under budget, and he estimates there will be approximately \$186,419 remaining after tonight. Councilman Farley commended the City Manager and Department Heads for their careful spending. **Motion was made by Councilman Farley and seconded by Councilman Koehler to approve the proposal from Henson Painting Contractors in the amount of \$24,000 to paint all pool surfaces. Roll call vote: AYES: Councilwoman Morgan, Councilman Koehler, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.**

**4. Approval of Lawn Mower Purchase**

City Manager Gruen indicated the low bid received for a lawn mower for the Cemetery was from Ramsour's for a Huskavara at \$10,551.88, after trade-in. The next lowest bid was from ATVs and More, at a price that was 12% higher than the low bid. Gruen added that the reason some of the bids were so high was that they proposed above spec mowers. Public Works Director Pruden indicated the mailed requests for proposals to eight vendors and received responses from six, and he appreciated all the responses. Mr. Pruden added that he had checked into the item Ramsour's proposed, and there is no reason to bypass their bid. **Motion was made by Councilman Koehler and seconded by Councilman Farley to approve the proposal from Ramsour's in the amount of \$10,551.88. Roll call vote: AYES: Councilman Koehler, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.**

**5. Approval of Bills Payable**

Mayor Barbee indicated he is looking for approval of Bills Payable from 1/21/2019 to 2/05/2019. City Manager Gruen added that he would like to see two bills from R & W Builders added to the approval process in the amounts of \$43,393.92 and \$40,375.86. Councilman Koehler expressed some hesitation on approval of these bills, since there is still some work to be done. City Manager Gruen responded that the City still has approximately \$10,000 in retainage on the outside and inside projects. **Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve the bills payable with the addition of the two R & W Builders bills. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. NAYS: None. Motion carried.**

**VI. CITY MANAGERS REPORT**

City Manager Gruen indicated the agreement with Enerparc for the Industrial Park property has been executed, and we will receive \$5,000 before the end of the current fiscal year and \$10,000 for fiscal year FY20. Gruen added that Enerparc had asked if it would take a Special Use Permit to have a solar park in the Industrial Park. Gruen added that we have required it in other districts, but he would like to have City Council consider it a Permitted Use in the Industrial zoning district. Based on hearing no objections from the Council, Mr. Gruen indicated he would bring an ordinance back amending the zoning code to permit solar parks in the industrial district to the next meeting.

**VII. CITY ATTORNEY'S REPORT – No report.**

**VIII. FINANCE DIRECTOR'S REPORT – Not present.**

**IX. CITY COUNCIL REPORT**

**Councilman Koehler** indicated students from SCHS put up the United States flags for President's Day, and they had a great time doing it. The entire Council expressed appreciation for the students' work.

**Councilwoman Morgan** indicated Illinois St. was very icy on Saturday, and both John Pruden and Bill Gruen were out checking it, and she really appreciated it.

**X. ADJOURNMENT**

**As there was no further business to discuss, motion was made by Councilwoman Morgan and seconded by Councilman Morton to adjourn the meeting at 6:33 pm. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Koehler, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.**

Bev Quinn, CMC  
City Clerk

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