

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
6:00 PM MARCH 4, 2019**

- I. Call to Order**
 - II. Prayer and Pledge of Allegiance**
 - III. Presentation of Petitions/Public Comments**
 - IV. Mayor’s Report and Presentations**
Mayor’s Proclamation – Girl Scout Week
 - V. City Council Action**
 - 1. Consent Agenda
 - a. City Council Minutes – 02/19/2019
 - 2. Approval of Ordinance Making Commercial/Large Scale Solar a Permitted Use in Industrial Zone
 - 3. Approval of Purchase for Materials for New Water Plant Garage
 - 4. Approval of AECOM “Change Order” – Agreement Extension
 - 5. Approval of Bid for Sewer Projects on Broadway and Mills Cart
 - 6. Approval of Bid for White Brick Lift Station Reconstruction
 - 7. Approval of Bid for Bituminous Patch Mix
 - 8. Approval of Engineering Agreement with Rhutasel & Associates for Engineering West Whittaker Street Project
 - VI. City Manager Report**
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 - VII. City Attorney Report**
 - VIII. Finance Director Report**
 - IX. City Council Report**
 - X. Adjournment**
- Bill Gruen
City Manager

**MINUTES
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
March 4, 2019**

- I. CALL TO ORDER**

The regular March 4, 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	Finance Director Keli Barrow
Members of the Media and Public	Cyndi Addison and Girl Scouts
- II. PRAYER AND PLEDGE OF ALLEGIANCE**

Opening prayer was offered by Councilwoman Morgan. Mayor Barbee invited the Girl Scouts present to lead the Pledge of Allegiance, followed by the Girl Scout Oath.
- III. PRESENTATION OF PETITIONS/PUBLIC COMMENTS – None.**
- IV. MAYOR’S REPORT AND PRESENTATIONS**
 - 1. Mayor’s Proclamation – Girl Scout Week
Mayor Barbee proclaimed the week of March 11, 2019 as “Girl Scout Week” in Salem, and commended the girls and their leaders for their efforts.
- V. CITY COUNCIL ACTION**
 - 1. Consent Agenda
 - a. Approval of Minutes – February 19, 2019

Motion was made by Councilman Koehler and seconded by Councilman Farley to approve the City Council minutes of February 19, 2019. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. NAYS: None. Motion carried.

2. Approval of Ordinance Making Commercial/Large Scale Solar a Permitted Use in Industrial Zone
City Manager Gruen provided the following information:

- ✓ Section 23-4 is the definition section in the Zoning Code. Section 23-339 is the Section which provides for permitted uses in the Industrial Zone. Such solar arrays would become permitted in the Industrial Zone without there being a need for a special use permit or a hearing from our Planning Commission. Such projects, however, would still be subject to building and site review and would require issuance of a permit from the City prior to construction.
- ✓ The definition presented in this ordinance was provided by Enerparc, the company with whom the City entered into an agreement for the solar project on S Hotze.
- ✓ A solar project was previously presented for development southwest of the Intersection of College and Kell, on property that is outside of the City and zoned Non-Urban. People expressed concern and apparent opposition to a solar project there. This ordinance would not make solar projects a permitted use there or in the NU zone.
- ✓ At our last meeting, I explained my position that solar arrays of various sizes are already permitted as an “accessory use.” The accessory use ordinance is enclosed in your packet, but they are generally projects that are smaller than, and contribute to the usefulness, of a principal, existing or permitted use. I used as a hypothetical example due to proximity that Jarco could possibly install a solar array of a size approaching that proposed by Enerparc on the ten acres Jarco owns directly to the east of its plant.

Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve Ordinance 2019-04 amending Chapter 23 of the Salem Code of Ordinances to add the definition of “Commercial/Large Scale Solar” to section 23-4 and Commercial/Large Scale Solar to Section 23-339 as a permitted use in the Industrial Zoning District. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Koehler, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.

3. Approval of Purchase for Materials for New Water Plant Garage

City Manager Gruen referenced a memo from Assistant Public Works Director Annette Brushwitz indicating the storage building at the water treatment plant is the last original piece of the building, it sits lower than any of the surrounding area, and has flooded for years. The building is no longer safe and nothing is currently being stored in it. The Public Works Department is requesting permission to demolish the existing building, level the ground, and construct a new two car garage directly south of the building to be demolished. This will also include relocating the entrance of the water plant being relocated to the North. City Manager Gruen indicated estimated cost for the project is \$15,460.00. Although this is not a budgeted item, remaining budget funds are sufficient to cover this cost. ***Motion was made by***

Councilman Koehler and seconded by Councilman Farley to approve demolition of existing building and purchase of materials to replace the storage building at the Water Treatment Plant. Roll call vote: AYES: Councilwoman Morgan, Councilman Koehler, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.

4. Approval of AECOM “Change Order” – Agreement Extension

City Manager Gruen indicated Salem has for at least seven years contracted with AECOM for professional services related to monitoring conditions at the City’s closed landfill. Such monitoring is required by the Illinois EPA. A quirk about AECOM is they call their annual agreement extensions “change orders.” Gruen indicated he is requesting approval of Change Order #8, for Q2 2019 through Q1 2020 in amount totaling \$24,600 for the year. This expense is a little higher than last year’s change order, which totaled \$22,600. This is an annual, budgeted expense in Fund 03 Garbage. Gruen added that he is under the understanding that gas monitoring requirement may be reduced, which will reduce this added cost. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve Change Order #8 with AECOM in the amount of \$24,600. Roll call vote: AYES: Councilman Koehler, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

5. Approval of Bid for Sewer Projects on Broadway and Mills Cart

City Manager Gruen indicated City Council previously proved an agreement with Curry & Associates to engineer two unrelated sewer projects, one in the 600 block of N Broadway and the other on Mills Cart. Public Works Director Pruden indicated bids were received from seven contractors, with TEK Construction having the low bid of \$94,495.00. City Manager Gruen added that this project is not budgeted, but is necessary. Gruen added that the budget can handle this cost, but he has not yet determined whether the project will be paid by Fund 18 or other funds. Councilman Farley questioned approving a project without knowing where the funds will come from. Gruen responded that the funds are available, he just hasn't determined whether they will be from Fund 18 or Water funds. ***Motion was made by Councilman Farley and seconded by Councilman Koehler to approve the bid from TEK Construction for sewer projects on Broadway and Mills Cart in the amount of \$94,495.00. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Councilman Koehler, Mayor Barbee. NAYS: None. Motion carried.***

6. Approval of Bid for White Brick Lift Station Reconstruction

City Manager Gruen indicated the reconstruction of the "White Brick" lift station is a planned project for which we budgeted dollars in the FY19 Fund 16 Water/Sewer budget. Public Works Director John Pruden indicated five bids were received from contractors, with the low bid being from Kassen Construction in the amount of \$68,625.00. Pruden added that this station serves everything east of the railroad tracks, and may need to be pushed into FY20. ***Motion was made by Councilwoman Morgan and seconded by Councilman Morton to approve the bid from Kassen Construction in the amount of \$68,625.00.***

7. Approval of Bid for Bituminous Patch Mix

Public Works Director Pruden indicated the City adds a "price/mile" to the "price/ton", as Public Works employees pick up the patch, and this affects the cost. Based on this factor, the low bid received was from General Contractors at \$71.65/ton. ***Motion was made by Councilman Koehler and seconded by Councilman Farley to approve the bid from General Contractors for bituminous patch mix in the amount of \$71.65/ton. Roll call vote: AYES: Councilwoman Morgan, Councilman Koehler, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.***

8. Approval of Engineering Agreement with Rhutasel & Associates for Engineering West Whittaker Street Project

City Manager Gruen indicated City Council approved this project at its December 17, 2018 meeting. The agreement would apply to services from design through bidding and project inspection and has a cost not to exceed \$81,000. Services are described on pages 1 and 2 of the agreement and the cost is provided on page 3. Presuming the City Council approves the agreement, this will be an expense we begin to budget for in Fund 09 MFT in FY20 and will likely spill over into FY21. ***Motion was made by Councilman Koehler and seconded by Councilman Farley to approve the engineering agreement with Rhutasel and Associates for the West Whittaker Street project, not to exceed \$81,000.00. Roll call vote: AYES: Councilman Koehler, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

VI. CITY MANAGERS REPORT

Application for OSLAD Grant for Inclusive Playground - City Manager Gruen indicated Economic Development Director Gustafson has been working very hard on this project, and one of the steps may include a public hearing to amend the Comprehensive Plan. Director Gustafson added that the proposed timeline has changed, and we will be applying for 2020 funds. The application must be done between June and July of 2019.

Budget - City Manager Gruen indicated the FY20 Budget is largely put together, and will be presented at the next City Council meeting. Gruen added that he will present the entire budget, and then will discuss expenditures in greater detail at the next meeting. The budget will be approved at the second meeting in April. Gruen added that Department Heads did a good job of putting together their budgets.

Water Line Break – City Manager Gruen thanked Public Works employees for working 13 hours on a water line break, and for moving snow to assist the Chamber Home Show.

VII. CITY ATTORNEY'S REPORT – No report.

VIII. FINANCE DIRECTOR'S REPORT – No report.

IX. CITY COUNCIL REPORT

Councilman Koehler congratulated the Salem Wildcat Basketball team for their season, and added that the Chamber Home Show was very successful. **Mayor Barbee** added that he appreciated the increased

police presence at the game Friday night, and it was a great tournament.
Councilwoman Morgan indicated she wanted to commend Code Enforcement Officer David Lusch, as he is doing a great job. Morgan also expressed appreciation to Public Works Director John Pruden on Public Works’ assistance on demolition of derelict homes. Chief Reynolds added that based on action taken by Code Enforcement Officer Lusch, there is a self-demolition taking place on W. Main.

Mayor Barbee indicated he appreciated Code Enforcement Lusch speaking at the Lion’s Club meeting.

- X. **ADJOURNMENT**
As there was no further business to discuss, motion was made by Councilman Farley and seconded by Councilwoman Morgan to adjourn the meeting at 6:43 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: _____