

CITY OF SALEM
REGULAR CITY COUNCIL MEETING
December 7, 2020 – 6:00 pm (via ZOOM)

- 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 – request approval of 11/16/2020 minutes
 - 2. Review of proposal for possible utility cost increase in garbage and leaf vac fees for residents
 - 3. Review of bid proposals for new skid loader with attachments
 - 4. First reading of a Social Media Policy
 - 5. Opening of sealed bid for tract of land in Salem Industrial Park

- VI. City Manager Report with Department Head Updates**
- VII. City Attorney Report**
- VIII. City Council Report**

- IX. Request for Executive Session**
 - 1. 5 ILCS 120/2(c)(6) – Sale of Real Estate on Industrial Site Tract

- X. Return from Executive Session for any Action Taken by Council**
- XI. Motion to Adjourn**

Rex A. Barbee
City Manager

Quote of the Day – Leaders inspire themselves and others to do, be, give and become more than they ever thought possible. – Tony Robbins

<https://us02web.zoom.us/j/82035008073?pwd=Q0FuQUplWW5mVUVxM3ZHd2g4a25pQT09>

Meeting ID: 820 3500 8073

Passcode: 215721

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MINUTES
REGULAR CITY COUNCIL MEETING (via Zoom)
Monday, December 7, 2020

- I. Call to Order**

The regular December 7, 2020 meeting of the Salem City Council was convened at 6:00 pm via Zoom meeting software and called to order by Mayor Pro Tem Nicolas Farley.

Council members present (via Zoom):

Councilman Jim Koehler
Councilman Nicolas Farley
Councilman Craig Morton
Councilman Jacob Hockett

Council members absent: Mayor Sue Morgan (*due to illness*)

Others present (via Zoom):

City Manager Rex Barbee	City Attorney Mike Jones
City Clerk Bev Quinn	Public Works Director John Pruden
Chief of Police Sean Reynolds	Deputy Chief of Police Susan Miller
Code Enforcement Officer Dave Lusch	Economic Development Director Tabitha Meador
Finance Director Keli Barrow	Asst. Public Works Director Annette Brushwitz
Alan Owen, Somer Real Estate	Members of the Public and Media

II. PRAYER AND PLEDGE OF ALLEGIANCE

Opening prayer was offered by Councilman Koehler, followed by the Pledge of Allegiance.

III. PRESENTATION OF PETITIONS/PUBLIC COMMENTS – None.

IV. MAYOR'S REPORT AND PRESENTATIONS

Mayor Pro Tem Farley mentioned that COVID-19 is on the rise in our area and urged everyone to wear their masks and socially distance. Mayor Pro Tem Farley also wished Mayor Morgan a speedy recovery.

IV. CITY COUNCIL ACTION

1. Consent Agenda – request approval of 11-16-2020 minutes

Motion was made by Councilman Koehler and seconded by Councilman Hockett to approve the minutes as presented. Roll call vote: AYES Councilman Morton, Councilman Hockett, Councilman Koehler, Mayor Pro Tem Farley. NAYS: None. Motion carried.

2. Review of proposal for possible utility cost increase in garbage and leaf vac fees for residents.

City Manager Barbee provided the following:

The new garbage contract was approved at the November 16 Council meeting. The new residential garbage contract has an increase in the fee per residence of \$0.75 that the City has to pay. No increase in fees have been passed along to the residents in recent years with the City relying on a dwindling surplus to cover the extra cost. In addition, the leaf vac fee has not been increased in recent years even though the annual cost of maintaining the program have increased annually, (Leaf Vac has not been increased since it was started in 1989 and garbage was last increased in 2009 with a \$3.00/month increase). The Council is being asked to consider an increase in monthly fees for residential garbage pick-up in the amount of \$1.00 and the leaf vac cost of \$0.45 per month for a total increase of \$1.45 per residence. This increase will not cover all of the projected shortfall but will help limit the amount transferred from the general fund.

Mayor Pro Tem Farley added that the DBS bid was the lowest, by far. Councilman Koehler asked if it is feasible to postpone the increase until June or July of 2021, as it is a difficult time to implement increases with COVID-19. Finance Director Barrow responded that other Funds are currently subsidizing the garbage and leaf vac, and the increase will bring in approximately \$15,000 per year, which is just a portion of the cost that is exceeding revenue. Barrow added that the Garbage Fund has had a negative fund balance since 2017. City Manager Barbee added that the City is also going to have to look at increases to the water and sewer rates in the near future. Councilman Koehler responded that the leaf vac is very appreciated by the community. Mayor Pro Tem Farley added that former City Manager Bill Gruen had advised Council that they needed to look at some utility increases prior to his leaving. Public Works Director Pruden indicated that when the leaf vac program was established, the decision was made to charge each residence for the service at \$24.00 per year, and to spread that cost throughout the year. ***Motion was made by Councilman Koehler and seconded by Councilman Morton to increase the monthly leaf vac fee by \$0.45/mo. to \$2.45/mo. and to increase the curbside residential waste collection by \$1.00/mo. to \$14.50/mo., effective January 1, 2021. Roll call vote: AYES: Councilman Hockett, Councilman Koehler, Councilman Morton, Mayor Pro Tem Farley. NAYS: None. Motion carried.***

3. Review of bid proposals for new skid steer with attachments

City Manager Barbee indicated Public Works has requested bids on a new skid steer with additional attachments including a rotating broom and a rake to be used by the water/sewer department from 12 vendors and provided minimum specs for the bid. There were three bidders for the equipment specified. The low bid meeting these specifications came from Bobcat of St. Louis in the amount of \$53,884.76 without the ala carte items. This is a budgeted item and the overall cost is below budget. Public Works Director Pruden indicated he will take care of ordering the add-on items that fall into the City Manager's spending authority In-house, and may budget for the larger items in the FY22 budget. ***Motion was made by Councilman Koehler and seconded by Councilman Hockett to approve purchase of the Bobcat T76T4 for \$53,884.75 from Bobcat of St. Louis, Fairview Heights, IL. Roll call vote: Councilman Koehler, Councilman Morton, Councilman Hockett, Mayor Pro Tem Farley. NAYS: None. Motion carried.***

4. First reading of a Social Media Policy

Mayor Pro Tem Farley indicated he had requested that this be placed on the agenda, as the City is looking at requirements for storage and review of online content. City Manager Barbee added that a similar policy was reviewed by a previous Council, but was never adopted. The sample provided was developed by a law firm, and is provided to Council for a First Reading. If Council has no objections, it will be moved forward to the next meeting for further action.

5. Opening of sealed bid for tract of land in Salem Industrial Park

City Manager Barbee opened a sealed bid dropped off by Alan Owen of Somer Real Estate. The offer is for a 16-acre tract south of the Howell Paving site from Christopher R. Shaw, dba Southern All-Stars LLC, Carlyle, IL, in the amount of from at \$27,000. The potential buyer has provided a \$500.00 check as earnest money, and his offer is contingent upon his obtaining a 90% conventional loan. Barbee added that the developer would like to close within 60 days and intends to have the development complete within three (3) years. The developer intends to build a 100' x 100' sports training facility and at least one outdoor softball field. City Manager Barbee indicated what the potential buyer has planned will fit the layout of the site, and is more suitable than some industrial uses. City Manager Barbee indicated Council will discuss this further in executive session, and he will contact Mr. Owen after the meeting.

VI. CITY MANAGER REPORT WITH DEPARTMENT HEAD UPDATES

City Manager Barbee indicated the following:

- Wabash has completed installation of the Wi-Fi in Bryan Park, and he has seen people using it. Wabash was originally using "Salem Community" for the name of the service, but it was causing conflict with the SCHS wi-fi. The service is now called Bryan Park Wi-Fi.
- Several customers have complained regarding late receipt of their bills, through no fault of the City. This billing cycle was mailed out on November 10th and many customers did not receive their bills until after the due date of November 25th. All Salem mail goes to St. Louis for sorting and comes back to Salem for delivery, and it apparently came back to Salem late. Barbee added that he is offering to waive the late charge on those bills if the customer agrees to sign up for paperless billing.
- City Hall lobby is still closed to the public, due to COVID-19 restrictions. Customers can pay with the online bill pay system, by making a phone call, or by dropping their payment in the drop box on the north side of the building.
- The City has been experiencing some issues with its phone lines, but Wabash is working with us on this and will be rewiring the lines that we use.
- City Hall has had boiler issues for several years, and we recently had to make some repairs just to make sure the building had heat during installation of a new forced-air system by Booher's.
- Leaf vac will run through December 17th.
- Barbee offered kudos to Chief of Police Sean Reynolds for bringing the social media issues to his attention.

VII. CITY ATTORNEY REPORT – None.

VIII. CITY COUNCIL REPORT

Councilman Koehler indicated he has been enjoying the walking trail in Bryan Park, and asked if a distance sign could be posted showing how long the trail is.

Councilman Koehler asked what is going on with the former Selmaville School building. City Manager Barbee indicated the current owner, Mr. Grubaugh, has a potential buyer. Economic Development Director Meador added that the details of the sale are between the buyer and seller, but it appears Mr. Grubaugh has completed Phase I of the TIF Development Agreement.

IX. REQUEST FOR EXECUTIVE SESSION

1. 5 ILCS 120/2(c)(6) – Sale of Real Estate on Industrial Site Tract

At 6:33 pm, motion was made by Councilman Koehler and seconded by Councilman Hockett to enter into Executive Session for the purpose of discussing Sale of Real Estate. Roll call vote: AYES: Councilman Morton, Councilman Hockett, Councilman Koehler, Mayor Pro Tem Farley. NAYS: None. Motion carried.

Return to open session at 6:50 pm

X. RETURN FROM EXECUTIVE SESSION FOR ANY ACTION TAKEN BY COUNCIL

Motion was made by Councilman Koehler and seconded by Councilman Hockett to accept the offer from Christopher Shaw of Southern All-Stars LLC of Carlyle, IL in the amount of \$27,000 for a 16-acre tract of land in the Industrial Park, as presented. Roll call vote: AYES: Councilman Koehler, Councilman Morton, Councilman Hockett, Mayor Pro Tem Farley. NAYS: None. Motion carried.

IX. **ADJOURNMENT**

As there was no further business to discuss, ***motion was made by Councilman Hockett and seconded by Councilman Morton to adjourn the meeting at 6:54 pm. Roll call vote: AYES: Councilman Morton, Councilman Hockett, Councilman Koehler, Mayor Pro Tem Farley. NAYS: None. Motion carried.***

Bev Quinn, CMC
City Clerk

Approved: _____