

**CITY OF SALEM, IL  
REGULAR CITY COUNCIL MEETING  
DECEMBER 19, 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 – December 5, 2022
  - 2. Request to purchase the remainder of the AMR water meters by year end to avoid a price increase. This is a budgeted item.
  - 3. Approval of resolution for road maintenance under the Motor Fuel Tax funds in the amount of \$170,000.00 for the FY 24 oil and chip program and approval of resolution amending FY23 MFT program.
  - 4. Request to update Sec. 6-26 of the Code of Ordinances to change the governing building code from IBC 2006 to IBC 2021 and or the most current edition.
  - 5. Application for TIF funds for Dennis Grubaugh for demolition of the remaining structure at the former Selmaville North School site on US Rt. 50 West.
  - 6. Review and approval of accounts payable from November 19 – December 16, 2022
  
- VI. City Manager and Dept Head Reports**
- VII. City Attorney Report**
  
- VIII. Executive Session –  
5 ILCS 120/2(c)(2) Personnel**
  
- IX. Return to open session and possible action on personnel matters.**
- X. City Council Member Report**
- XI. Motion to Adjourn**

Rex A. Barbee City  
Manager  
*RAB*

*Quote of the day –*

We have always held to the hope, the belief, the conviction that there is a better life, a better world, beyond the horizon.

Franklin D. Roosevelt

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**CITY OF SALEM IL  
REGULAR CITY COUNCIL MEETING  
December 19, 2022**

- I. CALL TO ORDER**

The regular December 19, 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 Nic Farley at 6:00 pm.

**Council members present:**  
Councilman Jim Koehler  
Councilman Royce Bringwald  
Councilman Craig Morton  
Mayor Nicolas Farley

**Council members absent:**  
Councilwoman Amy Troutt

**Others present:**

City Manager Rex Barbee	City Attorney Mike Jones
Chief of Police Kyle Ambuehl	City Clerk Bev Quinn
Public Works Dir. Annette Sola	Economic Development Dir Tabitha Meador
Code Enforcement Officer Dave Lusch	Asst. to the Public Works Dir. Courtney Mitchell
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 “atta boys” to all who worked on the downtown Christmas events;
- indicated he was stopped while at KC by someone who wanted him to know how thoroughly impressed they were with Salem’s leaf vac operation this year;
- indicated he attended both the City and Salem Police Department Christmas parties, which were very enjoyable;
- offered his congratulations to Officer of the Year Craig Vieira and Telecommunicator of the Year Emily Meador-Day;
- reported that he and City Manager Barbee met with Marion County on emergency alerts. The City uses Nixle, but the County has an upgraded program. They have invited us to partner with them. The City will still pay what it pays now, but will get more information-sharing benefits from the program we use through Marion County. Payments will go to Marion County, rather than Nixle. Mayor Farley added that this should be a seamless transition. Farley added that there may be additional communities doing cost sharing with Marion County.
- Mayor Farley wished all a Merry Christmas and Happy New Year.

**V. CITY COUNCIL ACTION**

**1. Consent Agenda**

**a) Approval of Minutes – December 5, 2022**

***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the minutes of December 5, 2022, as presented. Roll call vote: AYES: Councilman Bringwald, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None.***

**2. Request to purchase the remainder of the AMR water meters by year-end to avoid a price increase. This is a budgeted item.**

City Manager Barbee indicated Public Works has as part of their budget an allocation of money to purchase additional water meters with an auto readout capability. The vendor, Midwest Meter, is implementing a price increase on Jan. 1, 2023 and we would like to order the meters to avoid the higher cost. The attached PO shows an order of 450 of a mixture of 5/8” and ¾” meters with encoders and a quantity of 50 1” meters. The total of the purchase is \$74,050 and is below the amount budgeted for this fiscal year. Total savings by purchasing prior to the year end is about \$10,500.00. Public Works Director Sola added that this will complete the replacement of the old water meters with AMR meters. ***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the purchase of 500 AMR water meters at a cost of \$74,050 from Midwest Meter. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.***

**3. Approval of resolution for road maintenance under the Motor Fuel Tax funds in the amount of \$170,000.00 for the FY 24 oil and chip program and approval of resolution amending 2022 MFT resolution.**

City Manager Barbee indicated the first resolution being presented is for the MFT oil and chip program for 2023, in the amount of \$170,000, and the second resolution is amending the MFT expenditure for the current year. Public Works Director Sola added that the product being purchased is a different type of aggregate than what we normally use, and it generates very little dust. Public Works did a test area this year and was very happy with the results. Sola added that although there is a slight increase in cost/ton, the weight is different, and we actually get better coverage. ***Motion was made by Councilman Bringwald and seconded by Councilman Koehler to approve the resolutions (2022-09 and 2022-10) as presented. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

**4. Request to update Sec. 6-26 of the Code of Ordinances to change the governing building code from IBC 2006 to IBC 2021, or the most current edition.**

City Manager Barbee indicated our current code of ordinances, Section 6-26, indicates that we will be following the IBC 2006 building codes. This older version has caused some frustrations from vendors who are used to complying with a newer version of the code. We are asking that the language in the Code of Ordinances be changed from utilizing the 2006 version to the latest version. Public Works Dir. Sola added that by requiring that engineers and contractors use the 2006 version, we may be requiring that they not even meet State requirements, as the IBC code is updated every three years. ***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve ordinance 2022-17 adopting the most current version of the IBC Code as our building code. Roll call vote: AYES: Councilman Bringwald, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

**5. Application for TIF funds from Dennis Grubaugh for demolition of the remaining structure at the former Selmaville North School site on US Rt. 50 West.**

Mayor Farley indicated Dennis Grubaugh has submitted an application for TIF funds in the amount of \$120,150 to cover his estimated cost of demolition of the remaining gym structure, removal of concrete foundations and a concrete filled fuel oil tank. Mayor Farley added that Mr. Grubaugh originally received \$165,000 to tear down everything except what is still standing. Farley added that what is left is an eyesore, and City Council does not typically approve more than one TIF request per property. Mr. Grubaugh responded that when he did the original demolition, he left the gym portion due to having a potential client that had plans for that section, which fell through.

Discussion ensued regarding the concrete-filled tank, with Mr. Grubaugh indicating the tank is 6-8' in diameter, and is buried 7.5-8' below grade. The tank was filled prior to his purchase of the property.

Mayor Farley asked Public Works Dir. Sola if it would be possible to use City employees to do the demolition. Dir. Sola responded that it would be, but she would have to do further checking regarding removal of the tank.

Mayor Farley asked Mr. Grubaugh if he would consider paying for the roll-offs, with the City doing the demolition. Mr. Grubaugh indicated he would prefer to do the demolition himself. Dir. Sola indicated she has a source for recycling the concrete, so the roll-off cost would be minimal. There will be some expenses through EPA, once the underground tank is removed. The above-ground structure would not be an issue. Mr. Grubaugh indicated he would prefer the tank be removed. Dir. Sola agreed that removal would be optimum. Mr. Grubaugh added that he would like to salvage the steel.

Mayor Farley indicated that if Mr. Grubaugh agrees to the City taking the lead on this demolition, he would like the City Council to waive placing a demolition lien on the property. Dir. Sola indicated she has some reservations, and she would like to look into the tank removal situation a little further. Mayor Farley indicated he is looking for a compromise on this situation, and asked Mr. Grubaugh if he is willing to work with the City. Mr. Grubaugh indicated he is.

Councilman Koehler indicated he is not in favor of putting more TIF money into this project, but he does want to see it gone. Koehler added that the tank will have to be removed, if the property is ever to sell. City Manager Barbee added that it is the City's job to ensure that blight is not spread, and he does not want to see TIF funds used on the remainder of this project.

Mayor Farley asked City Attorney Jones if Council should take action to deny Mr. Grubaugh's original request, or table it. City Attorney Jones suggested tabling it, and he will work on a simple contract outlining what the City will do and what Mr. Grubaugh will do. Mr. Grubaugh responded that the City is responding to his request in a fair manner.

***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to table action on Mr. Grubaugh's TIF application. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.***

**6. Review and approval of accounts payable from November 19 – December 16, 2022**

Following review, ***motion was made by Councilman Bringwald and seconded by Councilman Morton to approve the accounts payable of 11/21 to 12/16/22, as presented. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

VI. **CITY MANAGER AND DEPARTMENT HEAD REPORTS**

**City Manager Barbee –**

- indicated he wanted to compliment the Daffy Dill Club and the community on the Christmas décor contest that involved decorating the downtown flower boxes using a Christmas movie theme.
- expressed his appreciation to the Public Works Department for their handling of the leaf vac program this season, and their responses to all the callouts related to cold weather;
- announced that City Hall will be closed December 23<sup>rd</sup> and 26<sup>th</sup> for the Christmas Holiday, and January 2<sup>nd</sup> for the New Years holiday. The next City Council meeting will be held on Tuesday, January 3, 2023.

**Public Works Director Sola –**

- indicated she has had some discussions with USDI (*the City’s gas engineers*) regarding the expected cold snap. We will be seeing some price hikes, and she wants to encourage our gas customers to turn their thermostats down 1-2 degrees. Sola added that she has reached out to our large gas users, and some of them will be shut down between Christmas and New Year’s, and have agreed to lower their thermostats.

**Chief of Police Ambuehl \_**

- thanked those who attended the Police Department Christmas party for their attendance. Ambuehl added that they gave out service pins and named Officer Craig Vieira as Officer of the Year and Emily Meador-Day as Telecommunicator of the Year.

VII. **CITY ATTORNEY REPORT** – no report.

VIII. **EXECUTIVE SESSION**

- a) **5 ILCS 120/2(c)(2) Personnel**  
***Motion was made by Councilman Koehler and seconded by Councilman Bringwald at 6:50 pm to enter into executive session to discuss personnel (after a five-minute break). Roll call vote: AYES: Councilman Bringwald, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

***Return to open session at 7:28 pm***

IX. **CITY COUNCIL REPORTS**

**Councilman Koehler** indicated the two Christmas Parties were very nice, and wished everyone a Merry Christmas and a Happy New Year.

**Councilman Bringwald** wished everyone a Merry Christmas and a Happy New Year.

IX. **MOTION TO ADJOURN**

***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to adjourn the meeting at 7:34 pm. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

Bev Quinn, CMC  
City Clerk

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