

**CITY OF SALEM, IL  
REGULAR CITY COUNCIL MEETING  
February 6, 2023**

- 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 – January 16, 2023
  - 2. Review of Ordinance amending Section 23-160 as suggested by the Salem Planning Commission to add a Special Use to an RS-2 Single-Family Residential Zoning District
  - 3. Request to increase the number of Class A Liquor licenses by one, for a new business.
  - 4. Review and possible approval of downtown TIF applications.
  - 5. Request to advertise for bids on infrastructure projects planned for this calendar year.
  - 6. Request to extend Electric Franchise Agreement with Ameren Illinois which allows the utility to access streets, alleys and rights of way.
  - 7. Review of proposed intergovernmental agreement with a Resolution for Salem and Centralia Police Departments and Marion County Sheriff Dept for mutual aid between the parties.
  - 8. Request to authorize an upgrade to the GPS/GIS and purchase of a Trimble R2 integrated mapping system at a cost of \$7,800.00 for the water, sewer and gas departments.
  - 9. Public Works is requesting authorization to purchase a core drill for the waste water treatment plant as a budgeted purchase item.
- VI. City Manager and Dept Head Reports**
- VII. City Attorney Report**
- VIII. City Council Member Report**
- IX. Executive Session**
  - a. 5 ILCS 120/2 (c)(21) Minutes
  - b. 5 ILCS 120/2 (C)(2) Personnel – Collective Bargaining
  - c. 5 ILCS 120/2 (c) (8) Security Matters
- X. Council Action after Executive Session**
  - a. Action on the minutes from prior executive session for the following date; Jan 16, 2023.
  - b. Action on Personnel and Collective Bargaining.
  - c. Action on Security Matters
- XI. Motion to Adjourn**

Rex A. Barbee  
City Manager

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**MINUTES  
REGULAR CITY COUNCIL MEETING  
February 6, 2023**

**I. CALL TO ORDER**

The regular February 6, 2023 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  
Councilwoman Amy Troutt  
Mayor Nicolas Farley  
Councilman Craig Morton (*arrived at 6:02 pm*)

**Council members absent:** None

**Others present:**

City Manager Rex Barbee	City Clerk Bev Quinn
City Attorney Mike Jones	Economic Development Dir. Tabitha Meador
Chief of Police Kyle Ambuehl	Asst. Public Works Dir. Courtney Mitchell
Public Works Dir. Annette Sola	Finance Director Keli Roth

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 congratulated the Salem Community Theatre Board on another great show. “Million Dollar Meatballs” brought in close to 500 people. Farley added that he spoke with a couple from Tamaroa, IL who had seen the show advertised on Facebook and drove to Salem to see it.

**V. CITY COUNCIL ACTION**

**1. Consent Agenda**

**(a) Approval of Minutes – January 16, 2023**

*Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the minutes of January 16, 2023, as written. Roll call vote: AYES: Councilman Bringwald, Councilman Koehler, Mayor Farley. NAYS: None. Councilwoman Trout abstained.*

*(Arrival of Councilman Morton at 6:02 pm)*

**2. Review of Ordinance amending Section 23-160 as suggested by the Salem Planning Commission to add a Special Use to the RS-2 Single-Family Residential Zoning District**

Mayor Farley indicated the Planning Commission has recommended a revision to the zoning code to permit Property Management Companies as a Special Use In the RS-2 Single-Family Residential District. One of the conditions is that the property has to have been used exclusively as a commercial business for the past 20 years. Farley added that this has been requested by the new owners of Paradise Flowers.

City Clerk Quinn, who serves as Zoning Administrator, added that the first step is the revision to the code. If City Council approves this action, the Planning Commission will hold a public hearing tomorrow night on behalf of T-Squared Holdings, LLC for a Special Use to operate their Property Management Company from 730 N. Broadway, which is the former site of Paradise Flowers. Notices have been sent to property owners and published in the newspaper.

*Motion was made by Councilwoman Troutt and seconded by Councilman Koehler to approve Ordinance 2023-05 amending Chapter 23 of the Code of Ordinances to allow Property Management Company (with conditions) as a Special Use in the RS-2 Zoning District. Roll call vote: AYES: Councilwoman Troutt, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.*

**3. Request to increase the number of Class A liquor licenses by one for a new business.**

Mayor Farley indicated the City has been approached by Mr. Jay Patel of BKB Fuels, Inc. regarding his desire to operate a liquor store with gaming in the former gas station located between Taco Bell and Max Dye Oldsmobile (1435 W. Main St.). Mr. Patel indicated they are expecting to invest approximately a million dollars in the operation. BKB intends to sell packaged liquors, beers, snacks, “to go” pizza and wings. In the summer, they will have a food truck selling BBQ on their lot. Mr. Patel indicated for the past five years, they have been successfully doing business in Sandoval, and he provided a letter of reference from the Village President. Mr. Patel indicated he has lived in Salem for two years, and intends to stay local. The new store will employ 7-10 employees.

Councilman Koehler indicated he would like to see the site occupied, but he does not feel the City needs additional liquor stores or more gaming.

Councilwoman Troutt indicated other applicants have been turned away, and the number of licenses was capped, as the City Council did not want to increase the number of gaming

facilities. Troutt added that based on that, she will reiterate her previous stance not to increase the number of liquor license that permit gaming.

Councilman Bringwald indicated the building has been empty for 15 years, and while he does not care at all for gaming, the business will generate tax income for the community, and he feels we should give the applicant a chance. Bringwald added that he is leaning towards approval.

Councilman Morton indicated he would like to see something in that building, and he would be willing to give the petitioner a chance.

***Motion was made by Councilman Bringwald and seconded by Councilman Morton to approve the addition of one Class A Liquor License to be used by Jay Patel of BKB Fuels, Inc., contingent upon successful purchase of the site. Roll call vote: AYES: Councilman Morton, Councilman Bringwald, Mayor Farley. NAYS: Councilman Koehler, Councilwoman Troutt. Motion carried.***

**4. Review and possible approval of downtown TIF application**

City Manager Barbee indicated Economic Dev. Dir. Meador sent out applications to interested parties in the Downtown TIF area, and received one application back from Crescendo Properties, LLC. Dir. Meador indicated Becky Timmerman (*Crescendo Properties*) is requesting \$10,000 for the replacement of upper story windows. Councilman Morton asked how much had been budgeted for Downtown TIF projects. Meador responded \$60,000. Dir. Meador added that Ms. Timmerman will submit receipts as her project moves forward, and we will reimburse her for 50%, up to \$10,000. If the total project is less than \$20,000, she will receive 50% of the lower amount. ***Motion was made by Councilman Koehler and seconded by Councilwoman Troutt to approve the request from Crescendo Properties, LLC for TIF funds in the amount of \$10,000 for the replacement of upper story windows. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

**5. Request to advertise for bids on infrastructure projects planned for this calendar year**

City Manager Barbee indicated the Public Works Department has several projects intended to be completed in the remainder of 2023. The projects are being funded through Rebuild Illinois Funds, Motor Fuel Taxes and Fund 18 (½ cent sales tax) for infrastructure improvements. Road resurfacing is intended to include N. Jefferson to Seneff as part of the Rebuild Illinois program, Kell Street from Rt 37 S. to South College St overlay with funds out of Fund 18. Overlay on West Boone St from Rt 37 N. to College Street utilizing MFT and rebuild Illinois funds. N. College St. from Broadway to Boone Street with the funding broken into 2 parts using MFT and Rebuild Illinois Funds. Several Sections of curb and gutter on woodland Dr and Hawthorne Estates. This covers some small tracts that have been in need of repair for several years with the anticipation that additional curb and gutter projects will be placed in budgets for the next few years.

Public Works Director Sola indicated some of these projects have been budgeted for some time, and include projects budgeted for FY23 and FY24. Sola added that if she doesn't get the requests for proposals out soon, we may not be able to get these projects done by fall. Sola added that Council approval will allow her to move forward. Finance Director Roth added that \$1.5 million of cost of these projects is covered by grants.

Councilman Morton asked how he can get bike lanes put in. Dir. Sola responded that it would require widening the roads, and following IDOT regulations. At Councilman Morton's request, Dir. Sola indicated she would check with IDOT to see what installing bike lanes would entail.

***Motion was made by Councilwoman Troutt and seconded by Councilman Koehler to approve going out for bids on pending public works projects. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

City Manager Barbee indicated he inadvertently left a Waste Water Treatment Plant improvement off of the agenda, but it will be placed on the next one.

**6. Request to extend Electric Franchise Agreement with Ameren Illinois which allows the utility to access streets, alleys and rights of way.**

City Manager Barbee indicated the City has a franchise agreement with Ameren that will expire in December 2023. Ameren has provided an ordinance and is requesting that the City extend the existing agreement and create a new franchise agreement for a term of 20 years. Ameren pays a franchise fee each year to use our utility easements, and the last payment was \$44,010.00. Finance Director added that the fee decreases over the first five years, then remains static for the remainder of the term. ***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve entering into a 20-year franchise agreement, as presented. Roll call vote: AYES: Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

**7. Review of proposed intergovernmental agreement with a Resolution for Salem and Centralia Police Departments and Marion County Sheriff's Department for mutual aid between the parties.**

Chief of Police Ambuehl indicated this mutual aid agreement has been in the works for a while, and he, Chief Locke of Centralia and Sheriff Cripps of Marion County really wanted to make this happen. The mutual aid agreement proposed will allow them to combine resources when additional officers would be of benefit. Ambuehl added that this agreement is just the tip of the iceberg, and shows the three departments' commitment to working together to make our communities and our county better.

Sheriff Cripps indicated the three departments have worked on this for years, and the agreement they have come up with benefits all of them. This will make both communities, and the entire county, safer.

Chief Locke indicated he is excited to see what the three departments can accomplish with their combined resources.

Mayor Farley indicated he has had this discussion many times before, regarding how resource sharing and working together can help the citizens of Salem, Centralia and Marion County as a whole. Farley added he could not be more proud of the three departments, and offered them a "hats off". ***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve Resolution 2023-03 authorizing the Mayor to enter into a mutual aid agreement with the City of Centralia Police Department and the Marion County Sheriff's Department. Roll call vote: AYES: Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

**8. Request to authorize an upgrade to the GPS/GIS and purchase of a Trimble R2 integrated mapping system at a cost of \$7,800.00 for the water, sewer and gas departments.**

City Manager Barbee indicated this system will allow our departments to repair a line, and it will automatically update our maps. Dir. Sola added that this software is the wave of the future. Auto Cad, which her department currently uses, is becoming outdated. The new program will allow all departments to have access to mapping information, across the board. Sola added that this is the program that USDI, the City's gas engineering firm, uses. The program can take pictures, measure depth, and allow maps to be updated immediately. Mayor Farley asked Dir. Sola if she will be able to import her Auto Cad drawings into it. Dir. Sola indicated she will, and she will be selecting an employee to take the training on how to use the program. ***Motion was made by Councilwoman Troutt and seconded by Councilman Bringwald to approve the purchase of the Trimble R2 Integrated GNSS System at a price of \$7,800.000. Roll call vote: AYES: Councilwoman Troutt, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.***

**9. Public Works is requesting authorization to purchase a core drill for the waste water treatment plant as a budgeted purchase item.**

City Manager Barbee indicated this is a budgeted item. The core drill is to be used to realign the piping into the overflow tanks into a more of a bypass system. The budgeted amount includes the cost to cut and recast the pipe and drill through the concrete wall. Councilman Koehler asked if this drill can be used on other projects. Director Sola responded that Public Works is not purchasing a piece of equipment called a "core drill", and the expenditure is for a process called a "core drill" to be done by RMC Contracting in the amount of \$9,400.00. ***Motion was made by Councilman Koehler and seconded by Councilwoman Troutt to approve the expenditure of \$9,400.00 to RMC Contracting for improvements at the WWTP. Roll call***

**vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Councilwoman Troutt, Mayor Farley. NAYS: None. Motion carried.**

## **VI. City Manager and Department Head Reports**

### **City Manager Barbee –**

- indicated Marion County has requested some items to be placed in their time capsule in connection with the Bicentennial celebration, and he is proposing a group photo of the current Mayor, Council and Department Heads and a photo showing the newly elected and appointed Council members and Department Heads. This will be scheduled for May 1<sup>st</sup>;
- thanked Chief Ambuehl and Deputy Chief Miller for taking the time to show the Mayor, Council and City Manager how the body cams work;
- expressed sympathy on the passing of Sgt. Craig Phillips’s mother and Patrolman Blake Phillips’s grandmother.

### **Public Works Director Sola –**

- indicated she has received quotes on the dog park fence, and it is something her employees can install. The new fence will be built inside the existing fence, and will section off areas for large dogs and small dogs. Sola added the existing backstops and dugouts are coming down. If they are left, there will be some costly repairs to be made, including roofing. Mayor Farley asked if there is a drawing showing what is planned. Dir. Sola indicated she would get one.

Councilwoman Troutt indicated she would be curious to know what the cost would be to leave at least one of the dugouts. Sola indicated she would find out.

### **Chief Ambuehl –**

- thanked everyone who took time out of their day to see the body cam video. Mayor Farley indicated he was witness four officers responding to a stressful situation last week, and they did a great job. It was obvious they had received de-escalation training. “Hats off.”

## **VII. City Attorney Report – No report.**

## **VIII. City Council Member Report**

### **Mayor Farley –**

- indicated he will be accepting applications for the Director of Emergency Management through February 16<sup>th</sup>.

### **Councilman Koehler –**

- indicated he saw “Million Dollar Meatballs” put on by the Salem Theatre Board, and it was very good, especially in light of having lost a cast member the night before the show opened.

## **IX. Executive Session**

- 5 ILCS 120/2(c)(21) Minutes
- 5 ILCS 120/2(c)(2) Personnel and Collective Bargaining
- ~~5 ILCS 120/2(c)(8) Security Matters~~ (Discussed in open session, not closed.)

**Motion was made by Councilwoman Troutt and seconded by Councilman Koehler at 6:58 pm to enter into closed session to discuss Minutes and Personnel and Collective Bargaining, following a five-minute break. Roll call vote: AYES: Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.**

*Return to open session at 7:35 pm*

## **X. Council Action after Executive Session**

### **a. Action on the minutes from prior executive session for January 16, 2023**

**Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the executive session minutes of January 16, 2023, and to keep them closed. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Councilwoman Troutt abstained. Motion carried.**

### **b. Action on Personnel and Collective Bargaining**

Mayor Farley indicated the City and FOP have come to an agreement on their three-year contract. The contract contains annual increases of 4% over the next three years, some stipends, and the addition of the Martin Luther King holiday. Farley added a “hats off” to the City and FOP for working this out. **Motion was made by Councilwoman Troutt and seconded by Councilman Koehler to approve the contract between the City of Salem and the FOP, as presented. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.**

Mayor Farley indicated he has selected Tabitha Meador to take on the roll of City Clerk, effective June 1, 2023, and is asking for City Council approval. ***Motion was made by Councilman Koehler and seconded by Councilwoman Troutt to approve the Mayor's appointment of Tabitha Meador to the position of City Clerk. Roll call vote: AYES: Councilwoman Troutt, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: Motion carried.***

**c. Security Matters**

City Manager Barbee indicated the Police Department has been mandated to have body cams in use by 2025. Chief Ambuehl and Deputy Chief Miller provided a demonstration of the advantages that will be received by going with Axon Industries for their purchase. The total cost of \$305,179 (*for the three contracts*) will be spread over five years, with an annual payment of \$61,035.80.

Chief Ambuehl indicated that although the mandate becomes effective in 2025, they contracts will need to be signed in FY24 in order to lock in the prices. Additionally, the car cams have a twelve-month lead time. Ambuehl added that they will have the body cams in operation in May 2023 and the car cams in January 2024.

Mayor Farley indicated he applauds the Police Department on being proactive on getting the equipment in ahead of time, so their officers can train with them. Farley added that he had the opportunity to sit in on a webinar and to have a hands-on experience with the body cams in Springfield. Farley added that this will be an ongoing expense, as equipment is replaced and upgraded. Mayor Farley added that the products selected are good products, and Axon is a top-notch company. ***Motion was made by Councilman Koehler and seconded by Councilman Morton to approve the purchase of the camera equipment from Axon in the amount of \$305,179 (\$61,035 per year over five years), as presented. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Councilwoman Troutt, Mayor Farley. NAYS: None. Motion carried.***

**XI. MOTION TO ADJOURN**

***Motion was made by Councilman Bringwald and seconded by Councilwoman Troutt to adjourn the meeting at 7:47 pm. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Troutt, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

Bev Quinn, CMC  
City Clerk

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