

**CITY OF SALEM**  
**REGULAR CITY COUNCIL MEETING**  
**December 4, 2023 – 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
    - City Council Minutes – request approval for 11-20-2023 meeting minutes.
  - 2. Ordinance recommended for Non-Home Rule communities for the Illinois Paid Leave for All Workers Act.
  - 3. Presentation from Corey Hindin and John Baker with AC Power, LLC on a proposal to place above ground solar panels at the closed Salem Landfill.
  - 4. Revision to the proposed gas rate adjustments.
  - 5. Review and approval of proposed pre-development agreement with Conant Development on a new housing project in Salem.
  - 6. Recommendation to move forward with a rebate program from UGM for future gas usages based on information provided at a municipal meeting with UGM on November 30, 2023.
  - 7. Request for approval to cover the cost of repairs to two pumps at the Waste Water Treatment Plant damaged by a power surge in April of 2023.
  - 8. Proposed garbage rate adjustment.
  
- VI. City Manager Report with Department Head Updates**
- VII. City Attorney Report**
- VIII. City Council Members Report**
- IX. Motion to Adjourn**

Rex A. Barbee  
City Manager  
*RAB*

*Quote of the Day –*

“Attitude is a choice. Happiness is a choice. Optimism is a choice. Kindness is a choice. Giving is a choice. Respect is a choice. Whatever choice you make makes you. Choose wisely.”

— Roy T. Bennett

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**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**December 4, 2023 – 6:00 pm**

- I. Call to Order**

The regular December 4, 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 Nicolas Farley at 6:00 PM.

<b>Council members present:</b> Councilman Royce Bringwald Councilwoman Tracy Crouch Councilman Jim Koehler Councilman Craig Morton Mayor Nicolas Farley	<b>Council members absent:</b> None
<b>Others present:</b> City Manager Rex Barbee City Clerk Tabitha Meador City Attorney Mike Jones Public Works Director Annette Sola Code Enforcement Officer Dave Lusch Planning Commission Chairman Rick McCullum Members of the Media and Public	 Police Chief Kyle Ambuehl Economic Development Director Leah Dellicarpini Finance Director Keli Roth Assistant Public Works Director Courtney Mitchell Director of Emergency Management Andrew Strong Planning Commission Member Frank Addison

## 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

- indicated he attended the meeting hosted by UGM regarding the financial structure for the purchase of gas;
- indicated a planning session had been held over the April 8, 2024 Solar Eclipse, and that an IEMA planning guide is available at City Hall or on the City's website;
- indicated there is a position open on the Tourism Board, and an appointment open on the Drug Court Board;
- indicated the Christmas streetlight vendor has been contacted in regards to the lights that are out;
- congratulated the YMCA/City event planners for the Christmas events held over the weekend;
- congratulated the Little Egypt CEO program for their successful Christmas Bingo night that raised nearly \$7000 for the entrepreneurs;
- indicated the City of Salem Christmas party and the Kaskaskia College Foundation Gala Fundraiser are this coming weekend.

## V. City Council Action

### 1. Consent Agenda

#### a. Approval of Minutes – November 20, 2023

*Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the minutes of November 20, 2023 meeting, as presented. Roll call vote: AYES: Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.*

### 2. Ordinance recommended for Non-Home Rule communities for the Illinois Paid Leave for All Workers Act.

Mayor Farley indicated this State law goes into effect on January 1, 2024, and includes temporary and seasonal workers. City Manager Barbee indicated that the City's current policy does not include time-off accrual for part-time or temporary workers. The Ordinance was drafted from the sample provided by the Illinois Municipal League, and has been reviewed by the City Attorney. City Attorney Jones recommended passage on First Reading. *Motion made by Councilman Bringwald and seconded by Councilwoman Crouch to approve Ordinance 2023-21, bringing the City into compliance with the State Paid Leave for All Workers Act. Roll call vote: AYES: Councilwoman Crouch, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.*

### 3. Presentation by representatives of AC Power, LLC on a proposal to place solar panels above ground at the closed Salem Landfill.

Mayor Farley introduced Corey Hindin and John Baker of AC Power, LLC. Mr. Hindin indicated this would be a solar project to repurpose the municipal landfill. Illinois has a program to incentivize solar development. Their company exclusively uses sites that cannot be used for any other purpose. The State-approved program is highly competitive and they will expend private money; no money from the City is utilized. City Attorney Jones indicated that the contract would need to specify acreage in the lease. *Motion made by Councilman Koehler and seconded by Councilman Bringwald to authorize the City Manager and Public Works Director to post a Request for Proposal (RFP) for the Landfill Solar Project. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Mayor Farley. NAYS: None. Motion carried.*

### 4. Revision to the proposed gas rate adjustments.

Mayor Farley indicated the recently adopted gas rate changes for user rates and meter charges have been reviewed and lower cost structures are being proposed. Finance Director Roth indicated many of the bigger businesses have multiple gas meters and it was not the intent to create burdensome meter fees. The new proposal is a rate-per-therm adjustment, rather than a higher meter fee.

Gas Rate Change Update

Current Rate

Average Therm Usage	
1-2,999	Residential/Small Business
1-2,999	Residential/ Small Business
3,000-19,999	Medium Business
3,000-19,999	Medium Business
20,000-99,999	Industrial
over 100,000	Large Business

Rate Classes	Meter Fee	Rate per Therm
RC 1- Inside	\$ 5.00	0.380
RC 1- Outside	\$ 5.00	0.380
RC 2	\$ 28.00	0.100
RC 2- Outside	\$ 33.00	0.100
RC 3	\$ 178.00	0.090
RC 4	\$ 500.00	0.069

New Proposed Rate Change

Average Therm Usage	
1-2,999	Residential/ Small Business
1-2,999	Residential/ Small Business
3,000-19,999	Medium Business
3,000-19,999	
20,000-99,999	Industrial Business
over 100,000	Large Business

Effective 1/1/24 (billing cycles starting 2/1/24)		
Rate Classes	Meter Fee	Rates
RC 1- Inside	\$ 6.00	0.48
RC 1- Outside	\$ 8.00	0.52
RC 2	\$ 28.00	0.2
RC 2- Outisde	\$ 33.00	0.25
RC 3	\$ 178.00	0.15
RC4	\$ 500.00	0.084
Total		

**Motion was made by Councilman Bringwald and seconded by Councilman Koehler to approve the gas rate change update. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.**

5. **Review and approval of proposed pre-development agreement with Conant Development on a new housing project in Salem.**

Economic Development Director Dellicarpini indicated this is a pre-development agreement with Conant Development, contingent upon the creation of TIF 4. The pre-development agreement proposes to manage production cost for the development of the roadway and initial development of multi-family housing units. **Motion by Councilman Koehler and seconded by Councilman Bringwald to approve the pre-development agreement with Conant Development on a new housing project. Roll call vote: AYES: Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.**

6. **Recommendation to move forward with a rebate program from UGM for future gas usages based on information provided at a municipal meeting with UGM on November 30, 2023.** Mayor Farley indicated this is a rebate program through UGM that is based on the volume of gas used, not cost. There is an opt-out clause, with no cost to the City. Following discussion, **motion by Councilman Bringwald and seconded by Councilman Koehler to award the five-year residential garbage collection contract to Sunrise Sanitation. Roll call vote: AYES: Councilwoman Crouch, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.**

7. **Request for approval to cover the cost of repairs to two pumps at the Waste Water Treatment Plant damaged by a power surge in April of 2023.**

Public Works Director Sola indicated there are two of four pumps that are used in processing the waste water at the Waste Water Treatment Plant that stopped working after a power surge occurred in April of this year. We have contacted ICRMT and they have provided us a check to cover the depreciated value of the pumps, less our deductible. Public Works has budgeted for repairs in the amount of \$20,000 with a total cost of \$28,541.90 from Vandevanter Engineering. We also have received an insurance payment in the amount of \$16,467.90 after our deductible, leaving a need to expend \$12,074.00 from the budgeted amount to get the pumps repaired. **Motion made by Councilman Koehler and seconded by Councilman Bringwald to approve the expenditure of \$12,074 from the Public Works budget to cover the remaining balance of repairs to Vandevanter Engineering. Roll call votes: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Mayor Farley. NAYS: None. Motion carried.**

8. **Proposed garbage rate adjustments.**

Mayor Farley indicated a review of the residential garbage rate has been completed and there are certain components that need adjusted: the monthly charge for garbage collection to be increased from \$14.50 to \$19.50 and the leaf vacuum fee increased from \$2.45 to \$5.50. The garbage fund has operated in the negative for several years. **Motion made by Councilman Bringwald and seconded by Councilwoman Crouch to increase the garbage collection fee from \$14.50 to \$19.50 per month and the leaf vacuum fee from \$2.45 to \$5.50 per month. Roll call**

**vote: AYES: Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Mayor Farley.  
NAYS: Councilman Koehler. Motion carried.**

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

**City Manager Barbee**

- commended Public Works staff for the repair of the waterline break near the Community Center;
- thanked everyone who participated in the weekend’s Christmas events, including the community band and choir;
- indicated Department Heads gave a Strategic Plan update at a lunch meeting held today;
- commended the Police Department for their response to a deer in a truck cab accident;
- indicated the City Christmas party is Friday and the Kaskaskia College Foundation Gala is Saturday.

**City Clerk Meador –** No report.

**Police Chief Ambuehl –**

- indicated a planning session has been held for the April 8, 2024 Solar Eclipse. Local Emergency Services is working in coordination with the Illinois Emergency Management Agency;
- indicated the FOP’s Shop with a Cop will be held on Saturday, December 9.

**Public Works Director Sola –** No report.

**Finance Director Roth –**

- indicated November Revenue/Expense report will be available this week.

**Economic Development Director Dellicarpini –** No report.

**Director of Emergency Management Strong –** No report.

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

**VIII. City Council Member Reports –**

**Councilman Koehler –**

- commended the community concert and Christmas events.

**Councilman Bringwald –**

- indicated progress is continuing on the soccer park.

**IX. Motion to Adjourn**

***Motion was made by Councilwoman Crouch and seconded by Councilman Morton to adjourn the meeting at 7:15 PM. Roll call vote: AYES: Councilwoman Crouch, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.***

Tabitha Meador  
City Clerk

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