

CITY OF SALEM
REGULAR CITY COUNCIL MEETING
March 4, 2024 – 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 02-20-2024 meeting minutes.
 - 2. Request approval of **Proposal 2024-03** for gravel and sand for the FY ’25 budget season, low bidders Brink Bros: FA-1 Sand \$16.00 per ton and Walsh Farms Trucking: CA-6 rock \$15.85 per ton.
 - 3. Request for approval of an ordinance approving and authorizing the execution of a tax increment financing TIF district redevelopment agreement between the City of Salem and Guns & Roses, LLC and Zachary Ray Rose.
 - 4. Request approval of Policy and Procedure requirements for grant funding compliance.
 - 5. Request approval to list the commercial building at 406 W. Main as surplus and move forward with listing the property for sale after July 1, 2024.
- VI. City Manager Report with Department Head Updates**
- VII. City Attorney Report**
- VIII. City Council Members Report**
- IX. Motion to Adjourn**

Annette Sola
Interim City Manager
A. Sola

MINUTES
REGULAR CITY COUNCIL MEETING
March 4, 2024 – 6:00 PM

- I. Call to Order**

The regular March 4, 2024 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.

Council members present: Councilman Royce Bringwald Councilwoman Tracy Crouch Councilman Jim Koehler Councilman Craig Morton Mayor Nicolas Farley	Council members absent: None
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Others present: Interim City Manager Annette Sola City Clerk Tabitha Meador Finance Director Keli Roth DOEM Director Andrew Strong Assistant DOEM Director Shane Mansker	City Attorney Mike Jones Police Chief Kyle Ambuehl Economic Development Director Leah Dellicarpini Code Enforcement Officer Dave Lusch Members of the Media and Public
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- II. Prayer and Pledge of Allegiance**

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

- III. Presentation of Petitions/Public Comments**
 - Angie Courtright, President of Mission Salem read a letter thanking the City for use of the former Sav-a-lot building. She indicated Mission Salem would appreciate any help with location and grants.
 - Gerald Molenhour questioned the hurry in selling the former Sav-a-lot building and indicated that Mission Salem is providing a community service.
 - Frank Addison indicated he was appearing as a resident and not a representative of any commission and further indicated that he was confident the Council has done its due diligence in review of the building and its intended purpose. He is concerned that the City is trying to offload

the building in order to build new, and does not believe the City would have community support. He would like to see a viable buyer for the building first.

- Brock Waggoner indicated that he had previously warned the City would see a rate increase and believes the people were lied to. He questioned what can be done to lower the cost. Mr. Waggoner indicated Sav-a-lot was bought with no plan.
- Steve Pitts indicated his utility bill increased from \$40 to \$135 and asked how a 300% increase be justified.
- Dewayne Collier indicated frustration with utility rates and further indicated the City needs new leadership.
- Karma Dunham questioned if the increase was something to be expected and asked the Council to do whatever they could to help the citizens.

IV. Mayor’s Report and Presentations

- congratulated the Salem Community Activities Center on a successful Home Show.

V. City Council Action

1. Consent Agenda

a. Approval of Minutes – February 20, 2024

Motion made by Councilwoman Crouch and seconded by Councilman Bringwald to approve the minutes of February 20, 2024 Council meeting, as presented. Roll call vote: AYES: Councilman Bringwald, Councilwoman Crouch, Councilman Koehler, Mayor Farley. NAYS: None. ABSTENTIONS: Councilman Morton. Motion carried.

2. Request approval of Proposal 2024-03 for gravel and sand for the FY ’25 budget season.

Interim City Manager Sola indicated this is an annual request, and three vendors submitted bids:

Beelman Logistics	Rock	\$16.23 ton	FA-1 Sand	\$16.23	1 yr. guarantee
Brink Bros.	Rock	\$16.25	FA-1 Sand	\$16.00	1 yr. guarantee
Walsh Farms Trucking	Rock	\$15.85	FA-1 Sand	\$17.40	1 yr. guarantee

The low bids were submitted by: Brink Bros for FA-1 Sand at \$16.00 per ton and Walsh Farms Trucking for CA-6 rock at \$15.85 per ton; both vendors have been used before. *Motion made by Councilman Koehler and seconded by Councilman Bringwald to approve the bid by Brink Bros for FA-1 sand at \$16.00/ton and the bid by Walsh Farms Trucking for CA-6 rock at \$15.85/ton from May 1, 2024 to April 30, 2025. Roll call vote: AYES: Councilwoman Crouch, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.*

3. Request for approval of an ordinance approving and authorizing the execution of a tax increment financing district redevelopment agreement between the City of Salem and Guns & Roses, LLC and Zachary Ray Rose.

Mayor Farley indicated this is a TIF district redevelopment agreement between the City and Guns & Roses, LLC and Zachary Ray Rose. The agreement will provide \$12,500.00 in reimbursable expenses for “costs of rehabilitation, reconstruction, repair or remodeling,” after \$25,000.00 of investment by the developer in the property located at 210 W. Schwartz in compliance with the stipulations provided within the agreement. Economic Development Director Dellicarpini indicated that Mr. Rose has purchased the strip mall at 210 W. Schwartz and will be opening a gun shop at that location. He also expects to rent the other spaces at that location. She further indicated this will be for the lifetime of the TIF district, which expires in 2026. *Motion made by Councilman Bringwald and seconded by Councilwoman Crouch to approve Ordinance 2024-03, an ordinance approving and authorizing the execution of a TIF district redevelopment agreement between the City of Salem and Guns & Roses, LLC and Zachary Ray Rose. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. ABSTENTIONS: Councilman Morton, Councilwoman Crouch. Motion carried.*

4. Request approval of Policy and Procedure requirements for grant funding compliance.

Mayor Farley indicated that during recent grant funding audits, it was determined that current “Policy and Procedure” requirements had not been adopted by Salem City Council. These forms are necessary to comply with grant funding compliance and have been policies the City has been following, but now they shall be written in Code. Mayor Farley requested two changes: 1) Compensation Policy: the policy should read only the City Manager and not include Mayor and Council; 2) Vendor Disbarment Policy: City Manager should be replaced by City Council to ratify disbarment. *Motion made by Councilman Koehler and seconded by Councilwoman Crouch to approve the “Policy and Procedure” documents with the requested changes. Roll call vote:*

AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.

5. Request approval to list the commercial building at 406 W. Main as surplus and move forward with listing the property for sale after July 1, 2024.

Mayor Farley indicated the City purchased the building at 406 W. Main with the intention of renovating the building for the Police Department. After review of the building and the design needed for the Police Department, it has been decided the building will not be sufficient for the City's needs. Mayor Farley indicated the City recognizes the work that Mission Salem and Sleep in Heavenly Peace does for the community and the difference both organizations make. The decision to surplus the building is made solely on the financial responsibility of the City. **Motion made by Councilman Koehler and seconded by Councilman Bringwald to approve the surplus of the property of 406 W. Main St. for resale after July 1, 2024 Roll call vote: AYES: Councilman Bringwald, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: Councilwoman Crouch. Motion carried.**

VI. City Manager and Department Head Reports

City Clerk Meador –

- indicated she is working on Mobile Vendor Permit compliancy.

Finance Director Roth –

- indicated Revenue/Expense reports for February will be distributed soon and is working on the end of the month report and budget.

Economic Development Director Dellicarpini –

- indicated she is working on the land sale west of I-57;
- indicated she is working with the Tourism Board on the Christmas lights display.

Police Chief Ambuehl –

- indicated Deputy Chief Miller and three sergeants attended the Law Enforcement Summit;
- indicated the Department continues to work with ID Networks to make adjustments;
- indicated the four Ford Explorer Interceptors have been ordered from Enterprise.

DOEM Director Strong –

- indicated he and Chief Ambuehl have met with Salem Township Hospital staff and City staff over planning for the Solar Eclipse;
- indicated the HAAS Alert device is now active.

Interim City Manager Sola -

- indicated she will be checking with IDOT over potential interstate barricades during the Solar Eclipse that would have an impact on traffic.

VII. City Attorney Report – No report.

VIII. City Council Member Reports

Councilman Koehler –

- indicated March 17 will be the open house at the William Jennings Bryan Home, and a speaker from Illinois College will be in attendance;
- indicated the Community Center Home Show was a great thing;
- indicated his family appreciates the work Dennis does at the newspaper, as Dennis worked with his son Adrian on a 50th Anniversary surprise for he and his wife Angie.

IX. Motion to Adjourn

Motion was made by Councilman Bringwald and seconded by Councilwoman Crouch to adjourn the meeting at 6:39 PM. Roll call vote: AYES: Councilwoman Crouch, Councilman Morton, Councilman Bringwald, Mayor Farley. NAYS: None. ABSTENTIONS: Councilman Koehler. Motion carried.

Tabitha Meador
City Clerk

Minutes approved: _____