

CITY OF SALEM
REGULAR CITY COUNCIL MEETING
November 6, 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 10-16-2023 meeting minutes.
 - 2. Discussion and possible action on changes to the procedures to obtain a special event liquor license.
 - 3. Request from Chris Ice to waive lien on property he is looking to purchase at 335 W. Porter St. in Salem.
 - 4. Review of TIF request for façade improvements at 113 E. Main St., Salem
 - 5. Request to approve a housing study for the City of Salem to be completed by the end of the fiscal year.
 - 6. Review of bids for a new contract for residential garbage collection in Salem.

- VI. City Manager Report with Department Head Updates**
- VII. City Attorney Report**
- VIII. City Council Members Report**
- IX. Executive Session – potential sale of real estate**
 - 5 ILCS 120/2 (C) (6) Sale of Real Estate**
- X. Return to Open Session**
- IX. Motion to Adjourn**

Rex A. Barbee
City Manager
RAB

Quote of the Day –

"Don't judge each day by the harvest you reap, but by the seeds you plant."
-Robert Louis Stevenson

MINUTES
REGULAR CITY COUNCIL MEETING
November 6, 2023 – 6:00 pm

- I. Call to Order**

The regular November 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 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: City Clerk Tabitha Meador City Attorney Mike Jones Public Works Director Annette Sola Finance Director Keli Roth	Economic Development Director Leah Dellicarpini Police Chief Kyle Ambuehl Assistant Public Works Director Courtney Mitchell 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 – none.**

IV. Mayor's Report and Presentations

- thanked the participants of the Downtown Trick-or-Treat;
- indicated Kaskaskia College will be hosting a veterans "Enduring Freedom" breakfast and program tomorrow at 7:30 AM.

V. City Council Action

1. Consent Agenda

a. Approval of Minutes – October 16, 2023

Motion was made by Councilman Bringwald and seconded by Councilwoman Crouch to approve the minutes of October 16, 2023 meeting, as presented. Roll call vote: AYES: Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.

2. Discussion on changes to the procedures to obtain a special event liquor license.

Mayor Farley indicated that the current liquor code does not outline the timeframe for which special event liquor licenses needs to be applied for, and recently, short notice has been given to go through the approval process. Mayor Farley would like to see the code amended so that special event liquor licenses (Class F) must be requested at least ten (10) days prior to the event. Councilman Koehler pointed out that events are typically planned well in advance of ten days.

Motion made by Councilman Koehler and seconded by Councilman Bringwald to amend the Class F Special Event Liquor Licenses to outline they must be requested at least ten (10) days prior to the event; the Liquor Commissioner could override, if necessary. Roll call vote: AYES: Councilwoman Crouch, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.

3. Request from Chris Ice to waive lien on property he is looking to purchase at 335 W. Porter St. in Salem.

Mayor Farley indicated 335 W. Porter is currently owned by Melanie Johnson, who bought the property at a tax sale. The property currently has liens against it, totaling \$7,305.32, as the house was demolished by the City in 2019. Mrs. Johnson is wanting to sell the property to Chris Ice. Mr. Ice addressed the Council by thanking them for allowing him to speak. If the property is purchased, Mr. Ice intends to build a single-family residence. Councilman Koehler and Councilman Bringwald both expressed concern waiving the lien would set precedent. City Attorney Jones indicated the City could hold the lien until the house is substantially completed. Further discussion is needed. ***Motion made by Councilman Koehler and seconded by Councilman Bringwald to table action on waiving the lien on 335 W. Porter St. in Salem. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Mayor Farley. NAYS: None. Motion carried.***

4. Review of TIF request for façade improvements at 113 E Main St, Salem.

Mayor Farley indicated Economic Development Director Dellicarpini has received a Downtown TIF application from Stanford Enterprises/Josh Dice for façade improvements at 113 E. Main St. Mr. Dice supplied a quote totaling \$1895.00 to refresh the façade. The request is for TIF assistance in the amount of 50% of the quote (\$947.50) or less. ***Motion was made by Councilman Koehler and seconded by Councilman Bringwald to approve the Downtown TIF application for Stanford Enterprises, LLC – Josh Dice for \$947.50. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

5. Request to approve a housing study for the City of Salem to be completed by the end of the fiscal year.

Mayor Farley indicated this will be a housing study conducting with the city limits for completion prior to the end of the fiscal year. Economic Development Director Dellicarpini has done researched firms that conduct this research, and recommends Tracy Cross and Associates, Inc. Economic Development Director Dellicarpini indicates this addresses objectives within the City's Strategic Plan, and has been vetted by a bank President. This will be a six-month process, and should not be delayed until next fiscal year. ***Motion by Councilman Koehler and seconded by Councilman Bringwald to approve the agreement with Tracy Cross and Associates to conduct a housing study for the City, amounting to \$15,750.00. Roll call vote: AYES: Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

6. Review of bids for a new contract for residential garbage collection in Salem.

Mayor Farley indicated bids have been received from five (5) residential garbage collection service providers, as outlined below:

Greider Disposal – Thank you sent but no bid was received.

Sunrise Sanitation

1-1-24 – 3-31-25	\$12.60 per stop (hand thrown)
4-1-25 – 12-31-25	\$13.49 per stop with totes (automated arm pickup)
1-1-26 – 12-31-26	\$13.89 per stop with totes
1-1-27 – 12-31-27	\$14.02 per stop with totes
1-1-28 – 12-31-28	14.02 per stop with totes

Additional 96-gallon totes \$8.00 per month – paid directly to Sunrise Sanitation

<u>DBS Disposal</u>	hand thrown	with totes
1-1-24 – 12-31-24	\$13.50	\$14.00
1-1-25 – 12-31-25	\$13.75	\$14.25
1-1-26 – 12-31-26	\$14.00	\$14.50
1-1-27 – 12-31-27		\$14.50
1-1-28 - 12-31-28		\$14.50
1-1-29 – 12-31-29		\$14.75
1-1-30 – 12-31-30		\$14.75

Additional totes \$5.00 per month

Damon is asking for a 3 am start time to allow time to get to landfill. Longer contract is required to help offset the cost of totes. City wide clean up would be eliminated and individuals would contact DBS directly to schedule pickups for large items throughout the year with a nominal fee paid directly to DBS for this service.

Doty Sanitation

1-1-24 – 12-31-24	\$18.85
1-1-25 – 12-31-25	3% increase per year
1-1-26 – 12-31-26	
1-1-27 – 12-31-27	
1-1-28 - 12-31-28	

Fuel adjustment would be requested if fuel reaches \$6.25 per gallon

<u>AAA Disposal</u>	1 tote	w/city cleanup roll-off	w/city cleanup curb service
1-1-24 – 12-31-24	\$13.87	\$13.97	\$14.12
1-1-25 – 12-31-25	\$14.40	\$14.50	\$14.66
1-1-26 – 12-31-26	\$14.94	\$15.05	\$15.21
1-1-27 – 12-31-27	\$15.10	\$15.62	\$15.79
1-1-28 - 12-31-28	\$16.10	\$16.32	\$16.39

City clean up with a roll off: Roll off dumpster would be placed at city shed and residents allowed to bring items to the dumpster to be collected. Residents unable to haul on their own would call in for service.
City Clean up with curb service: Same service as received in the past. An option for a second collection each year was also provided.
5% discount to those residents 65 years and older.

Additional tote available for \$8.50 per month

<u>Republic Services</u>	3-year term	5-year term	8-year term
1-1-24 – 12-31-24	\$20.35	\$18.02	\$16.03
1-1-25 – 12-31-25	\$21.37	\$18.92	\$16.83
1-1-26 – 12-31-26	\$22.44	\$19.87	\$17.67
1-1-27 – 12-31-27		\$20.86	\$18.56
1-1-28 - 12-31-28		\$21.90	\$19.48
1-1-29 – 12-31-29			\$20.46
1-1-30 – 12-31-30			\$21.48
1-1-31 – 12-31-31			\$22.56

Additional tote fee is \$6.00 per month

Mayor Farley indicates he has asked for references for the bidders, as there are concerns including services, holiday schedules, beginning daily time, City-wide cleanup, and fuel surcharges. Public Works Director Sola indicates that the service provider will need to accept the terms of the contract, as written.

Four garbage providers were in attendance, and Mayor Farley allowed each to address the Council:

- Chrissy with Sunrise Sanitation: She lives in Salem, and provides an automated service of 6000-totes. The contract remains the same and Sunrise has been in communities for two decades.
- Damon with DBS: As the current garbage collecting provider, the surcharge does not go to just fuel, but also to landfill rates and vehicle maintenance, and likely saved his company. In addition to the City-wide cleanup, residents may call directly to arrange a pickup of large items.
- Austin with AAA Disposal: AAA is a local company, located in Odin, and offers different options with trash totes and curbside City-wide clean-up. AAA is available to schedule for pickup of large items; the cost is direct to the customer.
- Jennifer with Republic: Republic's main office is in Marion, but service will be based out of the Mt. Vernon office. Drivers do not leave until 5:30 AM, and drivers are vetted, along with random drug-testing.

Mayor Farley indicated more information is needed before awarding the residential garbage collection contract, including references from each of the bidders and garbage rates. ***Motion by Councilman Bringwald and seconded by Councilwoman Crouch table awarding the residential garbage collection contract until the next City Council meeting. Roll call vote: AYES: Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

VI. City Manager and Department Head Reports

City Manager Barbee – absent due to illness.

City Clerk Meador

- indicated tobacco licenses and mobile vendor permits expire at the end of the year, and renewal notices have been sent out;
- indicated she is working on the plans for the City Christmas Party.

Assistant Public Works Director Mitchell –

- indicated she is working on the management of the housing demolition grant, and work can start soon.

Public Works Director Sola –

- indicated the EPA inspection of the landfill should take place on Thursday;
- indicated leaf vac is in full swing;
- indicated trash bids are available for review;
- indicated three houses are ready for demolition.

Mayor Farley commended the Public Works crew for the painting of downtown parking spaces.

Police Chief Ambuehl –

- indicated the Drug Take Back event brought in 64 pounds of medication. Over 2000 pounds has been brought in through the years;
- indicated the records management system should start being implemented next week;
- indicated Martin McCormick celebrated his 80th birthday last week, and the Police Department gifted him and his wife two seats at the theatre;
- indicated our Drug Task Force agent was recognized at their banquet for exceptional efforts.

Finance Director Roth –

- indicated Revenue Expense reports will be sent out, as the month of October has been closed;
- indicated garbage rates are being reviewed in order to cover expenses. The fee also includes landfill expenses.

Economic Development Director Dellicarpini –

- indicated informational pieces in your packet, including Joint Review Board meeting slides and the Special Event application for implementation in 2024.

VII. City Attorney Report – No report.

VIII. City Council Member Reports – none.

IX. Executive Session – potential sale of real estate: 5 ILCS 120/2 (C) (6) Sale of Real Estate
Motion made by Councilwoman Crouch and seconded by Councilman Bringwald to table Executive Session for the potential sale of real estate until the next Council meeting when the City Manager can be present. Roll call vote: AYES: Councilwoman Crouch, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.

X. Motion to Adjourn

Motion was made by Councilman Morton and seconded by Councilman Bringwald to adjourn the meeting at 7:20 PM. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.

Tabitha Meador
City Clerk

Minutes approved: _____