

CITY OF SALEM
REGULAR CITY COUNCIL MEETING
October 16, 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 10-02-2023 meeting minutes.
 - 2. Discussion on changes to the procedures to obtain a special event liquor license.
 - 3. Request from the Wabash Communications for extension on time frame to construct their project on the former Brown Shoe factory property.
 - 4. Recommendation from the Salem Planning Commission on zoning for the Wabash property on West Whittaker.
 - 5. Request to purchase additional pipe for the raw water line due to needed repairs.
 - 6. Second reading of proposal for changes to the gas rate structure for residential and commercial users in the City of Salem gas service system.
 - 7. Adoption of Resolution #2023-09 accepting the IHDA’s Strong Communities Program grant funding for demolition of abandoned housing in the amount of \$190,000.00.
 - 8. Amendment to the Salem Code of Ordinances regarding Gas installation under Sec. 20-61 to include wording to show the City follows and endorses the guidelines set forth in the NFPA 54 current edition.
 - 9. Review and approval of Accounts Payable lists for the City of Salem from September 18 through October 13, 2023.

- 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 –

"Cherish your visions and your dreams, as they are the children of your soul, the blueprints of your ultimate achievements." -Napolean Hill

MINUTES
REGULAR CITY COUNCIL MEETING
October 16, 2023 – 6:00 pm

- I. Call to Order**

The regular October 16, 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
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| Council members present:
Councilman Royce Bringwald
Councilwoman Tracy Crouch
Councilman Jim Koehler
Councilman Craig Morton (arrived at 6:02 PM)
Mayor Nicolas Farley | Council members absent:
None |
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| Others present:
City Manager Rex Barbee
City Attorney Mike Jones
Public Works Director Annette Sola
Finance Director Keli Roth
Members of the Media and Public |
City Clerk Tabitha Meador
Police Chief Kyle Ambuehl
Assistant Public Works Director Courtney Mitchell
Code Enforcement Officer Dave Lusch |
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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

- commended the Bryan Bennett Library on the grand opening of the planetarium experience that will be on display through the months of November and December.

V. City Council Action

1. Consent Agenda

a. Approval of Minutes – October 2, 2023

Motion was made by Councilwoman Crouch and seconded by Councilman Koehler to approve the minutes of October 2, 2023 meeting, as presented. Roll call vote: AYES: Councilman Bringwald, Councilwoman Crouch, 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. No action taken, as this is for discussion only.

3. Request from Wabash Communications for extension on time frame to construct their project on the former Brown Shoe Factory property.

Mayor Farley indicated Wabash Communications bought the former Brown Shoe Factory property (the southeast corner of College Street and Whittaker Street) in 2019/2020, with the contingency for construction to begin prior to the end of 2023. Wabash is asking for a twelve-month extension for warehouse construction. City Manager Barbee indicated that Wabash's construction has been delayed due to COVID and the reconstruction of Whittaker Street. Public Works Director Sola has reviewed building plans for Wabash to move forward with the project.

Motion made by Councilman Koehler and seconded by Councilman Bringwald to allow Wabash Communications a twelve-month extension, changing the date to December 2024, on construction on the former Brown Shoe Factory property. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Mayor Farley. NAYS: None. Motion carried.

4. Recommendation from the Salem Planning Commission on zoning for the Wabash property on West Whittaker.

Mayor Farley indicated the former Brown Shoe Property located at 601 S. Maple (the southeast corner of College Street and Whittaker Street) has a portion of the parcel zoned RS-5 Residential, and well as partially Industrial. The Planning Commission recommends fully zoning the parcel as Industrial to allow the construction of the Wabash Communications building. ***Motion was made by Councilman Koehler and seconded by Councilwoman Crouch to change the zoning on parcel 1100011223 from RS-5 to Industrial. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.***

5. Request to purchase additional pipe for the raw water line due to needed repairs.

Public Works Director Sola indicated there have been recent issues with the raw water line from Carlyle Lake, and it is crucial to have parts in stock for repairs. Mayor Farley indicated this is not a budgeted item, but ARPA funds will cover the cost. ***Motion by Councilwoman Crouch and seconded by Councilman Bringwald to approve Schulte Supply purchase order #120527 in the amount of \$15,712.00. Roll call vote: AYES: Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.***

6. Second reading of proposed changes to the gas rate structure for residential and commercial users in the City of Salem gas service system.

Mayor Farley indicated this is the second reading of the proposed changes to the natural gas rate structure for residential and commercial customers. The City gas rate structure has not been upgraded in 10 years and the cost for the meters, service line materials and related costs have all risen during this time frame. A new gas rate structure is being proposed that breaks the customer

category into updated residential and commercial users based on their usage rates and involves a higher flat fee for the meter charge, with adjustments to the rate per therm that the city charges. The changes in the meter rate will allow the city to be able to better handle the costs for replacement meters and upgrades in the future. The rate per therm will have some users seeing a small increase in their monthly portion and some commercial users seeing a reduction in their monthly rate per therms used. The proposed changes will take effect January 1, 2024:

		Rate Classes	Meter Fee	Rate per Therm
	Residential - In	RC 1- Inside	\$16.00	0.380
	Residential - Out	RC 1- Outside	\$19.00	0.430
0-700 MBTU	Small Business - In	RC 2	\$33.00	0.200
0-700 MBTU	Small Business- Out	RC 2- Outside	\$38.00	0.250
701-5,000 MBTU	Medium Business	RC 3	\$180.00	0.150
5,001 - Over MBTU	Large Business	RC4	\$500.00	0.084

Motion by Councilman Bringwald and seconded by Councilwoman Crouch to Ordinance 2023-14 amending the gas rate structure to the proposed changes, effective January 1, 2024. Roll call vote: AYES: Councilwoman Crouch, Councilman Morton, Councilman Koehler, Councilman Bringwald, Mayor Farley. NAYS: None. Motion carried.

7. **Adoption of Resolution 2023-09, accepting the IHDA’s Strong Communities Program grant funding for demolition of abandoned housing in the amount of \$190,000.00.**
Motion by Councilman Koehler and seconded by Councilwoman Crouch to Resolution 2023-09 accepting the IHDA’s Strong Communities Program grant funding for demolition of abandoned housing in the amount of \$190,000.00 Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Mayor Farley. NAYS: None. Motion carried.
8. **Amendment to the Salem Code of Ordinances regarding gas installation under Sec. 20-61 to include wording to show the City follows and endorses the guidelines set forth in the NFPA 54 current edition.**
Public Works Director Sola indicated our engineers have advised this is a provision that needs to be in our *City Code of Ordinances*. Verbiage of Sec. 20-61 on installation regulations shall include the following wording under part (n) – “The gas system follows and enforces the guidelines set forth in the NFPA 54 current edition. The gas company also has the authority to enforce piping, fittings, and other threats to the integrity of the system.” This will provide our gas department to have the necessary tools to comply with and enforce current guidelines.
Motion by Councilman Bringwald and seconded by Councilwoman Crouch to approve Ordinance 2023-15 amending Chapter 20 of the City Code to include the gas system follows and enforces the guidelines set forth in the NFPA 54 current edition. Roll call vote: AYES: Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Mayor Farley. NAYS: None. Motion carried.
9. **Review and approval of Accounts Payable lists for the City of Salem from September 18 through October 13, 2023.**
Following review, ***motion by Councilman Koehler and seconded by Councilwoman Crouch to approve the Accounts Payable lists for the City of Salem from September 18 through October 13, 2023. 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 Clerk Meador

- indicated she has attended the Municipal Clerks Institute, Year One to achieve accreditation as a Certified Municipal Clerk.

Police Chief Ambuehl –

- indicated the Little Egypt Parade went well, and expressed appreciation to the Public Works Department, Marion County Sheriff’s Office, and local law enforcement agencies for their assistance;

- indicated Drug Take Back is Saturday, October 28, 2023;
- indicated he attended lead homicide investigation training and the two new officers attended street training with impaired driving training.

Public Works Director Sola –

- indicated Assistant Public Works Director Mitchell will go next week to learn about the IHDA Strong Communities grant administration;
- indicated that she, along with Assistant Public Works Director Mitchell and Finance Director Roth will attend MFT report training this week;
- indicated the Public Works Department is shifting gears to prepare for winter;
- indicated City-wide clean-up is this week;
- indicated contract proposals for residential trash collection are due October 31, 2023;
- indicated that there will be a reception for Garry Oulrey on Friday, October 20, 2023 at 3 PM in Council chambers to celebrate his retirement.

Finance Director Roth – no report.

Economic Development Director Dellicarpini – absent.

City Manager Barbee –

- indicated PKC Coon Hunt is in town this week;
- indicated the Marion County Relay for Life is Saturday, October 21, 2023;
- indicated he will be attending the Regional City Managers Roundtable in Mt. Vernon and touring their new police station;
- indicated Economic Development Director Dellicarpini is in Naperville, attending the Basics of Economic Development course;
- indicated Trick-or-Treat is Tuesday, October 31, and invited Council members to join in handing out candy.

VII. City Attorney Report – No report.

VIII. City Council Member Reports

Councilman Koehler –

- indicated a nice job was done on the sidewalks on South Broadway;
- questioned if there was any news on the old Selmaville School building;
- indicated he would like to see more lights on Sweney Corner.

Councilwoman Crouch –

- thanked law enforcement for roadway blockage during the Little Egypt Parade.

IX. Executive Session – potential sale of real estate: 5 ILCS 120/2 (C) (6) Sale of Real Estate
Motion made at 6:54 PM by Councilman Koehler and seconded by Councilman Bringwald to enter into Executive Session after a five-minute break to discuss the potential sale of real estate. Roll call vote: AYES: Councilman Bringwald, Councilwoman Crouch, Councilman Morton, Councilman Koehler, Mayor Farley. NAYS: None. Motion carried.

X. Return to Open Session

Return to open session at 7:17 PM – no action to be taken.

XI. Motion to Adjourn

Motion was made by Councilwoman Crouch and seconded by Councilman Bringwald to adjourn the meeting at 7:19 PM. Roll call vote: AYES: Councilman Morton, Councilman Koehler, Councilman Bringwald, Councilwoman Crouch, Mayor Farley. NAYS: None. Motion carried.

Tabitha Meador
City Clerk

Minutes approved: _____