

CITY OF SALEM
REGULAR CITY COUNCIL MEETING
June 5, 2023 – 6:00 PM

- I. Call to Order**
- II. Pledge of Allegiance and Prayer**
- III. Presentation of Petitions/Public Comments**
- IV. Mayor’s Report and Presentations**

- V. City Council Action**
 - 1. Consent Agenda
 - a. City Council Minutes – request approval for 05-15-2023 minutes
 - 2. Request to hold Salem Super Cruise Car Show near Shelter # 1 in Bryan Memorial Park.
 - 3. Review and approval of Security Alarm Proposal for cameras in Bryan Memorial Park.
 - 4. Review of gas line replacement bids for replacing steel lines on Circle Dr., Edgewood Rd., Oak Tree and Pine Tree and replacing with plastic.
 - 5. Resolution to approve use of Rebuild Illinois Funds for N. Jefferson St. and N. College St. improvements.
 - 6. Request to enter into a professional service agreement with Jacob and Klein, Ltd. to provide services and advice on dealing with TIF development, tracking and reporting components as well as the development of additional business development arrangements.

- VI. City Manager Report with Department Head Updates**
- VIII. City Attorney Report**
- IX. City Council Members Report**
- XI. Motion to Adjourn**

Rex A. Barbee
City Manager

RAB

Quote of the Day –

The spirit of man is more important than mere physical strength, and the spiritual fiber of a nation than its wealth.

Dwight D. Eisenhower

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1. Consent Agenda – Council members have been provided with a copy of the minutes from the prior Council meeting held on May 15, 2023. **Recommending approval of the minutes of May 15, 2023 as presented.**
2. Ken Carpenter is requesting permission to hold the Salem Super Cruise Car show in Bryan Memorial Park on September 9, 2023. They would like to have the car show just south of Shelter # 1 in the open area. He is also trying to get a vendor for pony rides for the kids and possibly a food truck to provide items to the visitors. From the park they plan to hold their annual parade of classic cars and hot rods through downtown Salem. **Recommend approval of the request to use Bryan Memorial Park for the Salem Super Cruise on September 9, 2023.**
3. Council reviewed a proposal from Security Alarm at the last Council meeting and had some questions regarding the proposal. Security Alarm has met with the City Manager and City Clerk and identified that the upgrade to the server at the pool will replace that server to handle more ports and cameras and the unit in place at the pool, will be relocated to City Hall to be used for traffic cams at Main and Broadway and allow for additional cameras in the future if needed. The additional cameras will provide video evidence of vandalism in areas of the park that are currently seeing some abuse. Security Alarm Sales Director, Ryan Petrea, will be in attendance to assist in answering questions from Council members. **Recommend approval of the proposal for additional security cameras in Bryan Memorial Park.**
4. The City of Salem requested bids for the 2023 Gas Line Replacement Project which includes removing steel gas main on Circle Dr, Edgewood Rd., Oak Tree, and Pine Tree and replacing with plastic. The original estimate for the job was \$366,000.00. One bid was received for the project from USDI, Olney, IL. The bid come in under budget at \$244,420.00. **Recommending approval and letting of the bid to USDI of Olney IL in the amount of \$244,420.00.**
5. The City Public Works Department has earmarked funding from the Rebuild Illinois grant program for much needed street improvements on North Jefferson Street and North College. A Resolution is provided to identify that the Rebuild Illinois Program funds will be used for the street improvement project. **Recommend approval of the Resolution to allocate Rebuild Illinois Funding for the N. Jefferson St. and N. College St. improvement project.**
6. We recommend retaining Jacob & Klein as strategic and legal advisors for TIF2 and TIF3. Their services include:
 1. Provide the City with on-call legal and consulting services on matters relating to the TIF District as needed.
 2. Track and monitor the growth of annual Real Estate and Sales Tax (if appropriate) Increment within the TIF District.
 3. Negotiate terms of TIF Reimbursements and prepare Redevelopment Agreements with Developers.
 4. Prepare, certify, and submit Annual TIF District Reports to the Office of the Illinois Comptroller.
 5. Provide legal opinion (J&K) on matters relating to Annual Reports to State Comptroller as required by the TIF Act.
 6. Prepare TIF District Annual Reports for submission to City and other taxing districts.
 7. Conduct City's Annual Joint Review Board Meetings with Taxing Bodies as required by the TIF Act. Retaining the firm will allow us to move forward with seeking the extension of existing TIFs, as well as aid in the development of new TIF Districts, Enterprise Zones, Business Development Districts,

etc. The firm will also assist in many administrative tasks, freeing up time for the Director of Economic Development to solicit new business, as well as expend energy on retention efforts. Cost this year: \$6,000 per TIF agreement (2), (plus reimbursable expenses – capped at \$2,500). To be paid out of TIF accounts. This group has provided similar service to several communities in downstate IL and would replace the need to retain PGAV services. An Ordinance has been provided to adopt the professional services agreement.

Recommend the approval of the Ordinance regarding the professional services agreement with Jacob & Klein, Ltd. and the Economic Development Group, Ltd. for assistance with TIF Development and reporting.