

**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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**December 4, 2023 – 6:00 PM**

1. Consent Agenda – Council members have been provided with a copy of the minutes from the prior Council meeting held on November 20, 2023. **Recommending approval of the minutes of November 20, 2023 as presented.**
2. Request to approve an ordinance to be implemented with the Salem Personnel Policy to accommodate the Paid Leave for All Workers Act. The model ordinance being used comes from the Illinois Municipal League and has been reviewed by Counsel. This ordinance will allow our Personnel Policy to conform with the state statues that are due to take affect on January 1, 2024.  
**Recommending approval of the Ordinance 2023-21 to allow the City to be in compliance with state law on January 1, 2024.**
3. Presentation by representatives of AC Power, LLC on a proposal to place solar panels in the area of the closed Salem landfill. The representatives will provide information on what they can do for the City of Salem with their solar panel programs.
4. The recently adopted gas rate changes for user rates and meter charges has been reviewed and some lower cost structures are being proposed. Finance Director Roth and Public Works Director Sola and her staff have reviewed the rate structure adopted and reviewed some of the larger industrial customers that utilize multiple meters. A revised chart takes these items into effect and if approved will allow enough time for implementation at the first of the 2024 calendar year.  
**Recommend approval of the changes to the rate structure that is to take effect on January 1, 2024**
5. City staff have met and are working with Conant Development on a proposed pre-development agreement to manage his production cost for the development of the proposed roadway and initial development of multi-family housing units. The development agreement is based on certain TIF developments taking place in the early part of 2024. Additional housing development was listed as a priority in the 2023 Strategic Plan. **Recommend approval of the Pre-development Agreement with Conant Development for construction of additional housing units in Salem.**
6. Review of the proposed rebate structure with Utility Gas Management (UGM) who provides the City with gas procurement and hedging opportunities. The details of the proposal will be provided on the afternoon of Thursday, November 30, and will be provided to Council members as an update to the Council Packet on Friday. **Recommending approval of the City entering into the rebate program with UGM.**
7. There are two of four pumps that are used in processing the waste water at the Waste Water Treatment Plant that currently are not working. The pumps stopped working after a power surge occurred in April of this year. Replacement of the two pumps would have a cost in excess of \$75,000.00. We have contacted a company that would repair the pumps for us at a much lower cost. 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. **Recommending approval of the expenditure of \$12,074 from the Public Works Budget to cover the remaining balance of the repairs after application of the insurance proceeds.**
8. A review of the residential garbage rate has been completed and there are certain components of the fee structure that are in need of adjustment. **These include raising the monthly charge for garbage collection be increased from \$14.50 per month to \$19.50 per month and the leaf vacuum fee increased from \$2.45 to \$5.50.** The garbage account has operated at a loss for several years and these adjustments are necessary to reduce or eliminate the shortfall in that account.  
**Recommending approval of the increase in the rates for trash collection and leaf vac structure.**