

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
FEBRUARY 17, 2015
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**
 - 1. Bryan Park Trail Construction
 - 2. Workforce Development

- V. City Council Action**
 - 1. Consent Agenda
 - a. Approval of Minutes – February 2, 2015
 - 2. Bills Payable
 - 3. Jared Hunter Request for TIF Assistance for Façade Improvement – 106, 108, and 110 West Main Street
 - 4. Moose TIF Assistance – Request for Additional Funds
 - 5. Surplus Real Estate at 1414 South Broadway (Former Jarco Site)
 - 6. Surplus 1998 Tarco Windy Leaf Vac
 - 7. Bid Approval – Street Resurfacing
 - 8. Purchase Approval – Kell Street Lift Station Equipment / Hydro Kinetics
 - 9. Permissibility of Children's Inflatable Jump Houses in City Parks

- VI. City Manager Report**
- VII. City Attorney Report**
- VIII. Finance Director Report**
- IX. City Council Report**

- X. Executive Session**
 - 9. 5 ILCS 120/2(c)(1) – Personnel
 - 10. 5 ILCS 120/2(c)(6) – Sale of Real Estate

- XI. City Council Action**
 - 11. Personnel

- XII. Adjournment**

Bill Gruen
City Manager

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MANAGER'S COMMENTS

V. City Council Action

3. **Jared Hunter Request for TIF Assistance for Façade Improvement – 106, 108, 110 West Main Street:** Owner of the noted properties, Jared Hunter requests TIF assistance for façade improvements. Tenants at these locations are Purcell Electric, Main Street Chic, and D&R Heating & Air. The project would entail removing the current facades at these locations for replacement with vinyl siding that looks like shake shingles. Total project would cost \$8,880.00. If the Council wishes to approve, recommend approving a forgivable loan totaling 50% or \$4,440.00.
4. **Moose TIF Assistance – Request for Additional Funds:** On November 3, 2014, the City Council approved a \$10,000 forgivable loan to the Salem Moose Lodge for building improvements. Since this time, Moose International has requested that the Salem Lodge repay immediately \$6,000 of a \$10,000 disbursement the Salem Lodge received from International. As such, Salem Moose requests additional dollars so that they can proceed on the original building renovation project.

The new project total is below:

<u>Description</u>	<u>Amount</u>
Moose International Loan (for operations)	\$6,000.00
Marion County Bank Equipment Loan Payoff	\$2,154.74
Pennypacker Contract	<u>\$21,480.00</u>
TOTAL	\$29,634.74
City TIF Forgivable Loan (renovations)	\$14,817.37
Marion County Bank (remainder)	<u>\$14,817.37</u>
TOTAL	\$29,634.74

The Salem Moose membership still needs to meet to approve the new loan amount. Furthermore, Chris Gibson was originally selected to do the construction work, but Brian Pennypacker is now identified to do this work.

The City has not yet disbursed any dollars for this project.

I request that the Council roundup the new forgivable loan total to \$15,000.

5. **Surplus Real Estate at 1414 South Broadway (Former Jarco Site):** A part of the deal the City made with Jarco, in exchange for sale and development of land in the Industrial Park, is that the City would take ownership of their property at 1414 South Broadway. This takes place

when Jarco vacates South Broadway, which is happening now. The City purchased 1414 South Broadway for \$135,000.

Multiple inquiries about 1414 South Broadway have been made with City staff, which makes me think that interest in the building is relatively significant. Some of those inquiries have been about leasing the property. I'd like for the Council to surplus the property now, even before we take ownership, to allow the City to make the statutory notifications to the public that it is available for sale. This will prompt those who are interested in purchasing the property to make sealed proposals for its purchase.

If the Council is ready to surplus, does it want to ask for a minimum bid for the property?

Just because the Council surpluses the property will not require it to sell it upon receiving purchase bids. In this way, I see surplus the property and asking for purchase proposals to be an exploratory move.

6. **Surplus 1998 Tarco Windy Leaf Vac:** The City very recently purchased a new leaf vac. I'd also like the Council to surplus the previously used, Tarco Windy Leaf Vac to allow us to sell it. In addition to promoting its availability among the general public, the intent is to market it among other municipalities who may be interested in the equipment.

7. **Bid Approval – Street Resurfacing:** On May 5, 2014 the Council approved the streets to be resurfaced with FY15 dollars (Fund 18 – 1/2 cent sales tax). Streets to be improved are listed below. The bid tabulation is in your packet, and responses are below:

Rooters American Maintenance, Beckemeyer	\$128,292.70
Howell Paving, Salem	\$136,774.50
Difference	\$8,481.80 / 6.61%

Salem ordinance 2-96(b) is the City's "buy local" ordinance. It allows for local purchases within 5% of the low bid *not involving public works*.

Streets to be resurfaced:

- ✓ 100 blk. N. Pearl
- ✓ 100 blk. S. Pearl
- ✓ 100 blk. S. Washington
- ✓ 100 & 200 blk. S. Rotan
- ✓ 100 blk. W. Church
- ✓ 100 blk. E. Church
- ✓ 100 blk. W. Elm
- ✓ 100 blk. W. Locust
- ✓ 100 blk. E. Locust

8. **Purchase Approval – Kell Street Lift Station Equipment / Hydro Kinetics:** I request purchase approval for lift station equipment to be installed at Kell Street. Equipment totals \$43,210 and would be purchased from Hydro Kinetics. I also request waiver of formal bidding process, as this is the source of the equipment that the Water Dept prefers to purchase. This is a budgeted item. Installation would be bid out and awarded in late March or early April.

9. **Permissibility of Children’s Inflatable Jump Houses in City Parks:** I have a memo included in your Council packet. Personally, I haven’t formed a recommendation on the matter. City staff may also have an opinion. The Council is encouraged to discuss.

TO: City Council

DATE: February 12, 2015

RE: Children's Inflatable Jump Houses in Parks

Bob Kane spoke with officials from the City's risk management provider, ICRMT, about their opinion on allowing the general public to place children's inflatable jump houses in Salem parks in conjunction with private events.

Bob reports that ICRMT is not overly concerned about the City's risk exposure should the City Council decide to allow them by policy. They do, however, recommend that any policy allowing them be coupled with a release/waiver that would be signed the adult who is reserving a park facility and would be responsible for the jump house.

If the Council is inclined to allow them, a policy might include the following:

1. Jump houses are permitted in conjunction with an approved Park event or rental.
2. Subject to availability of electricity in the park. (Allow generators?)
3. Subject to completion of a waiver/release.
4. The adult making a park reservation is responsible for set up, providing his/her own electric cords (also responsible for prevention of cord becoming a trip hazard), and supervision of the device. The City shall not provide assistance in its setup.

I haven't yet had an opportunity to speak with City staff about their opinions on this matter. Perhaps by Monday they will have had time to develop opinions, if they have any.