

Agenda
City of Salem
Regular City Council Meeting
September 19, 2016
6:00 PM Regular Session

- I. Call to Order & Roll Call**
- 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
 - a. Approval of Minutes – September 6, 2016
 - 2. Approval of Bills Payable
 - 3. Review of Proposals to Purchase Surplused City Real Estate
 - 4. First Reading of RLF Application from Mike Greer for Alzheimer's Project
 - 5. Approval of Bid for Sewer Project
 - 6. Approval of Bid for Parking Lot and Sidewalk Projects at Jefferson and Main
 - 7. Approval of US Sonet Franchise Agreement
 - 8. Discussion on City's Cannabis Ordinance and Illinois PA 99-697
 - 9. Approval of Plan for POW Memorial at City Cemetery

- VI. City Manager Report**
- VII. City Attorney Report**
- VIII. Finance Director Report**
- IX. City Council Report**
- X. Executive Session**
 - 1. 5 ILCS 120/2 (c)(5) – Purchase of Real Estate
 - 2. 5 ILCS 120/2 (c)(6) – Sale of Real Estate
 - 3. 5 ILCS 120/2 (c)(8) – Security
 - 4. 5 ILCS 120/2 (c)(21) – Discussion of Minutes

- XI. City Council Action**
 - 10. Approval of Executive Session Minutes from Meetings Held on July 5, August 1, and Sept 6, 2016

- XII. Adjournment**

Bill Gruen 
City Manager

City of Salem
Regular City Council Meeting
SEPTEMBER 19, 2016
6:00 PM

MANAGER'S COMMENTS

V. City Council Action

3. **Review of Proposals to Purchase Surplused City Real Estate:** At our regular meeting held on August 1, 2016 the City Council surplused several acres of City-owned real estate. Public notices have run and the earliest point in time a proposal would be considered is Sept 19, 2016. I anticipate getting at least one proposal to purchase land, but don't anticipate any City Council action on a proposal on Sept 19. The only action will be to open proposal(s) and to read them.
4. **First Reading of RLF Application from Mike Greer for Alzheimer's Project:** Mike Greer has submitted an RLF application for a project called the Cottages at Salem. Depending upon how the equity injection for this project is used, this is either a \$825,000 or a \$750,000 project with the City being asked to lend as much as \$150,000. Initial phase would entail two cottages and eleven units per cottage, and would be located northeast of the existing Salem Manor. Two acres are proposed for purchase, which are owned by the City. Ten to twelve jobs are projected for the Cottages. A possible second phase would entail expansion to two additional cottages, for a total of four.

A loan review committee was convened on Sept 15 to review the loan application, members being Bill Gruen, Ben Stratemeyer, Rick McCollum, and Tracy Timmerman. Although there are some questions and requests for more information, the review was very positive. Past practice is to give review of RLF applications two readings. This will give the loan committee time to receive additional information.

<u>Source</u>	<u>Amount</u>
City RLF	\$150,000
Marion County Bank	\$600,000
<u>Equity Injection</u>	<u>\$75,000</u>
Total	\$825,000**
	\$750,000 alt

5. **Approval of Bid for Lakeview Sewer Project:** The FY17 budget includes dollars (about \$320,000) for sewer project at Lakedale, Monroe, and Madison. Low bid for this project is \$258,446.08 from JK Trotter. Recommend approval.
6. **Approval of Bid for Parking Lot and Sidewalk Projects at Jefferson & Main:** The City Council approved going out to bids for sidewalk repair and parking lot repaving at Main and Jefferson. Bids have been opened, and the low bid for the project is \$63,750 from KRB Excavation of Trenton. The low bid looks to be in order, and I recommend approving the bid. I plan to have a proposal for how to account for the cost of construction by Monday evening.

7. **Approval of US Sonet Franchise Agreement:** Second reading of the proposed franchise agreement, which would be transferred to Wabash Communications after acquisition. Internal review of the agreement has been fine so far and we may be in a position to approve Monday evening.
8. **Discussion on City's Cannabis Ordinance and Illinois PA 99-697:** Please see the enclosed email and passage from PA 99-697 for more on this topic.
9. **Approval of Plan for POW Memorial at City Cemetery:** A possible location for the POW memorial is strung east of the existing memorial at the City Cemetery. I'd like the Council to approve the location and whether we use a concrete surface enhanced with a color or if we would go with a granite surface as quote by Wilson Monument (see enclosed email).
10. **Approval of Executive Session Minutes:** Approval of executive session minutes to be reviewed in executive session.