

**AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
AUGUST 15, 2011  
6:00 P.M.**

- I. Call to Order – Roll Call**
- II. Prayer and Pledge of Allegiance**
- III. Presentation of Petitions/Public Comments**
- IV. Mayor’s Report and Presentation**
- V. City Council Action**
  - 1. Consent Agenda:
    - a. Approval of Minutes of Regular Council Meeting of August 1, 2011
    - b. Request for use of Bryan Park for SIJHSAA Class “S” State Cross Country Meet – St. Theresa School
    - c. Council approval of various citizen advisory committee appointments.
    - d. Bills Payable
  - 2. Bid Award – Heating and Air Conditioning System at Salem Theatre
  - 3. Report on 3/50 Project
  - 4. Discussion of Amendments to Resolutions 89-3 and 2004-09 - Draft Resolution Governing Requests for Financial Assistance and Establishing a Financial Assistance Review Committee
  - 5. Waste Water Treatment Plant Class 1 Operator Agreement – Charlie Lee
  - 6. **Ordinance - First Reading** - Amending Chapter 2, by repealing Sec. 181 through Sec. 185 and replacing them with a new City of Salem Controlled Substance Use and Alcohol Abuse Program.
- VI. City Manager Report**
- VII. City Attorney Report**
- VIII. City Council Report**
  - 7. Executive Session: 5 ILCS 120/2 (c) (5), (6) Acquisition of Property; 5ILCS 120/2 (c) (1) Performance of Specific Employee
  - 8. Approval of Closed Session Minutes of July 5, 2011
- IX. Adjournment**

Thomas F. Christie  
City Manager

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**MINUTES  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
AUGUST 15, 2011  
6:00 P.M.**

**I. CALL TO ORDER**

The Salem City Council met in regular session on Monday, August 15, 2011, at the hour of 6:00 p.m. in the Council Chambers of Salem City Hall. The Meeting was called to order by Mayor John Raymer.

**Council Members present upon roll call:**

Councilman Royce Bringwald	Councilman Steve Huddlestun
Councilman Kip Meador	Councilman David E. Black
Mayor John Raymer	

**Others Present:**

City Manager Thomas F. Christie	Recreation Director Sherry Daniels
City Attorney Michael R. Jones	Chief of Police Ron Campo
City Clerk Jane Marshall	Economic Dev Director Tracey McDaneld
Public Works Director John Pruden	Library Director Kim Keller
Assistant to the City Manager Bev West	Finance Director Jane Brown

Media: Salem Times Commoner, WJBD Radio, US Sonet and Marion County Observer, along with members of the public.

**Absent:** Code Enforcement Officer Brad Crow, DOEM Director Terry Mulvany

**II. PRAYER AND PLEDGE OF ALLEGIANCE**

Opening prayer led by Councilman Black, followed by the Pledge of Allegiance to the Flag.

**III. PRESENTATION OF PETITIONS/PUBLIC COMMENTS**

Mayor Raymer welcomed everyone and thanked those for their input as Council conducts City business.

Hilda Hill, 1131 E. Church Street, reported that she and her dog have been attacked by a dangerous dog in her neighborhood. She complained that she is fearful to go outside her house because of the dog running loose and asked if something could be done about it. She also complained that the dog had been picked-up, but was returned to the owner. Mayor Raymer indicated that the City is currently without animal control services and attempts for arrangements with other cities and humane shelters have been unsuccessful; explaining three

options being considered for animal control. He added, in the mean time the City has put control for wild animals in place. He suggested that if the dog is running loose, call the Police. It was pointed out that the Police Department can issue tickets to the owners of animals left running unleashed.

#### IV. MAYOR'S REPORT AND PRESENTATIONS

Mayor Raymer reported:

- The Route 50 Coalition met last week with Senator Durbin and will meet again next Monday with Representative Shimkus along with other Coalition representatives
- Animal Control – outlined options
- Situation at theatre building – water in foundation possibly due to derelict building connected to the north side of the theatre building - the owner has indicated he will quit claim the old building to the city which will allow the City to take care of the drainage problem
- He reported that a local businessman has called attention to the fact that whole area north of the Theatre has fallen into disrepair. He commented that the Public Works and Gas Department will be asked to take a look at the area. Councilman Black commented that the City should send a letter to the business owners in that area asking them to clean up their area
- Recommended Councilman Bringwald to be appointed to the Theatre Board as a representative for the City
- Still in need of an appointment to the Historical Commission, suggested appointment of a SCHS student
- Illinois Municipal League Conference in Chicago the 3<sup>rd</sup> week in September will be attended by Mayor Raymer and Councilman Bringwald
- He asked the City Manager to arrange for some Strategic Planning and Goal Setting work sessions to review finances after they get back from IML Conference and to bring some options regarding that to next meeting.
- He briefly reviewed the 3/50 project flyer provided by Economic Development Director McDanel. The flyer suggested that each person think about three independently owned businesses you would miss if they were gone – stop in and say hello and pick up something while there. Spend \$50 each month in independently owned stores. Pick 3 – spend \$50 – save your local economy.

#### V. CITY COUNCIL ACTION

##### 1. Consent Agenda:

- a. **Approval of Minutes of Regular Council Meeting of August 1, 2011**
- b. **Request for use of Bryan Park for SIJHSAA Class “S” State Cross Country Meet – St. Theresa School – Saturday October 15, 2011**
- c. **Council approval of various citizen advisory committee appointments.**
  - Animal Control Citizen Advisory Committee:  
Laura Boroviak, Ellen Neff, Rob Easley, Sgt. Susan Miller, Councilman David Black, and Jamie Holzer  
Mayor Raymer reviewed his letter to Ms. Boroviak listing the mission of the committee.
- d. **Bills Payable** – Period ending August 15, 2011 for total amount of \$277,676.18.  
Council reviewed bills payable.

**Motion was made by Councilman Black, seconded by Councilman Meador to approve the consent agenda as presented. Roll call vote. AYES: Councilmen Bringwald, Meador, Huddleston, Black, and Mayor Raymer. NAYS: None. Motion carried.**

##### 2. Bid Award – Heating and Air Conditioning System at Salem Theatre

Discussion continued from last two meetings regarding funding for replacement of the heating and air conditioning system at the Salem Community Theatre & Cultural Center. City Manager Christie reviewed four scenarios prepared by Economic Development Director McDanel for TIF #3 funding. Councilman Black agreed with the City Manager's Agenda Comments which stated *“Technically TIF funds can be used for three purposes: 1. To increase the assessed valuation of property, 2. to encourage private investment, and 3. To reduce or eliminate ‘Blight’.* In this situation the only reasonable justification is the reduction or elimination of blight. This assumes that failing to replace the HVAC System will lead to an abandoned and ‘blighted’ building. This is a stretch and should be considered and justified carefully.” Black suggested that we put in \$20,000 from the General Fund and make a loan for the balance. Ms. McDanel commented that

she talked with Mr. Weber with PGAV last week and it is his feeling that this project is completely TIF eligible and he has no problem with it. City Manager Christie expressed concern about using TIF funds for this project because it is a city building and one of the things frowned upon by the State and by other taxing entities is to use taxing monies for maintenance. It was pointed out that other taxing bodies (the High School) use the theatre for school productions. Mayor Raymer commented he would be willing to make the case for “blight”, asking should we find another source of income. Council agreed that the system needs to be replaced, it is a matter of where to find the funding. Following Council discussion Eco. Dev. Director will develop the agreement in accordance with scenario #1, (TIF #3 Loan \$16,900.00, SCIRP&DC Grant \$2,500.00, cash injection from Theatre Board \$20,000.00, and TIF #3 Grant \$20,000.00) and provide letter of support and present to Council at next meeting for approval. It was suggested by Councilman Meador and Black that the Theatre Board contact the contractor to order the equipment. Final approval to be given upon receipt of a letter from Mike Weber of PGAV verifying TIF eligibility for the project. **Councilman Black moved and Councilman Meador seconded the motion to table this item until next meeting pending receipt of letter from Mike Weber of PGAV verifying TIF eligibility for this project. Roll call vote. AYES: Councilmen Meador, Huddlestun, Black, Bringwald and Mayor Raymer. NAYS: None. Motion carried.**

**3. Report on 3/50 Project**

Economic Development Director McDanel explained the 3/50 project, reporting that the Founder and President of The 3/50 Project, LLC, Cinda Baxter, a retail consultant and professional speaker will be presenting a program on September 7, from 5:30 to 7:30 at the Salem Theater open to all local businesses, owners and anyone interested in learning how the project can be used to strengthen our business economy. Tickets are \$10.00 and will be available at the office of Economic Development along with other locations.

**4. Discussion of Amendments to Resolutions 89-3 and 2004-09 - Draft Resolution Governing Requests for Financial Assistance and Establishing a Financial Assistance Review Committee**

City Manager Christie reviewed the changes to the proposed new Resolution regarding requests for financial assistance and establishing a loan review committee. City Manager indicated the basic configuration for the review committee based upon what he thought was Council’s intent was – two members of the citizenry, City Manager, Finance Director, and Economic Development Director. He indicated the other resolutions were revisions of what is already on the books that have been changed very little to reflect the configuration of the new loan committee and very little other changes. Councilman Black requested language be added regarding what information will be included for Council review. Mayor Raymer cautioned about confidentiality issues regarding financial information. Suggestions were made to add to all the resolutions the list including all the financial information that could be requested from the applicant.

Councilman Huddlestun suggested the addition of the County Assessor to the loan review committee as an ex-official, non-voting member to help provide information regarding tax matters. Mayor Raymer indicated he agreed with this suggestion. No objection was heard to this suggestion.

No action was taken on this item, to come back for Council action with revisions.

**5. Waste Water Treatment Plant Class 1 Operator Agreement – Charlie Lee**

City Manager Christie explained in his agenda advisory report that *the city’s current Class 1 Wastewater Treatment operator is retiring in August and the city currently does not have a replacement Class 1 operator which is required by IEPA. The retiring employee has offered part-time services until the City can train and gain certification for a replacement. The proposed agreement reflects the scope of services and cost.* Christie indicated that he has no problem with the individual, but expressed concern with the cost. Public Works Director Pruden indicated he talked with another qualified consultant who would charge more; he recommended approval of the agreement with Charlie Lee as an independent contractor. Councilman Huddlestun questioned if this individual would qualify as an independent contractor and Finance Director Brown replied to this concern. Following discussion, **Councilman Meador moved and Councilman Black seconded the motion to approve the contract agreement with Charlie Lee for supervisory services at the Waste Water Treatment Plant. Roll call vote. AYES: Councilmen Huddlestun, Black, Bringwald, Meador and Mayor Raymer. NAYS: None. Motion carried.**

**6. Ordinance - First Reading - Amending Chapter 2, by repealing Sec. 181 through Sec. 185 and replacing them with a new City of Salem Controlled Substance Use and Alcohol Abuse Program.**

Councilman Black commented there were too many acronyms in the proposed ordinance. He also expressed concern that the proposed ordinance does not address “zero” tolerance as he requested. Discussion ensued regarding how to address instances where an employee may have had a drink while off work and are called back to work. Ms. West indicated the City’s third party administrator was consulted during the drafting of this ordinance and the wording was used upon his recommendation. Councilman Black suggested that Ms. West check with the State Police on the “zero” tolerance wording. She indicated that the acronyms could be changed. This being first reading, no action was taken.

**VI. CITY MANAGER REPORT**

City Manager Christie discussed scheduling a work session to discuss finances on August 29<sup>th</sup> at 6:00 p.m.

**VII. CITY ATTORNEY REPORT** – No report

**VIII. CITY COUNCIL REPORT**

**Financial Report**

Finance Director Brown reviewed the Unaudited Finance Reports for period ending July 31, 2011.

**Councilman Meador** commented the Shriner’s Football games are an excellent fundraiser for charity and commented that this would be a good idea in the basketball season for Salem and Centralia High Schools to give something to a charity.

**Councilman Bringwald** reported since last meeting:

- he visited the Police Department several times again and noted that they receive a lot of animal control calls
- he attended an animal control meeting on 8/16 in Centralia
- he also attended a US Rt 50 Coalition Meeting

**9. Executive Session: 5 ILCS 120/2 ( c) (5), (6) Acquisition of Property; 5ILCS 120/2 (c) (1) Performance of Specific Employee**

At 8:07 p.m., Councilman Black moved and Councilman Huddlestun seconded the motion to enter into Closed Session for the purpose to discuss acquisition of property and Performance of Specific Employee. Roll call vote. AYES: Councilmen Black, Bringwald, Meador, Huddlestun and Mayor Raymer. NAYS: None. Motion carried.

**Return to Open Session at 9:58 p.m.**

**10. Approval of Closed Session Minutes of July 5, 2011**

Minutes not available.

**IX. ADJOURNMENT**

There being no further business for discussion at 9:58 p.m. Councilman Meador moved and Councilman Black seconded the motion to adjourn. Roll call vote. AYES: Councilmen Black, Bringwald, Meador, Huddlestun, and Mayor Raymer. NAYS: None. Motion carried.

Jane Marshall, CMC  
City Clerk

Minutes Approved as written by City Council on 9/06/2011.