

AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
MARCH 5, 2012  
6:00 P.M.

- 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:
    - a. Approval of Minutes, February 21, 2012, Special Meeting of February 20, and 28, 2012
    - b. Resignation of Tree Board Member – Kae Huddlestun
  - 2. Ordinance – First Reading – Ordinance Earmarking and Obligating a Portion of the Fund Balance in the Special Tax Allocation Fund for the Tax Increment Financing Redevelopment Project Area No. 2 – Howell Paving, Inc.
  - 3. TIF #2 Redevelopment Agreement – Relocation/Consolidation of Existing Business – Howell Paving, Inc.
  - 4. Ordinance – First Reading – Amending Chapter 23 - To add Additional Special Use Options in B-3 Districts
  - 5. Resolution - Amending Resolution 2011-08 – Regarding Revolving Loan Fund Review Procedure
  - 6. Resolution - Amending Resolution 2011-09 – Regarding Tax Increment Financing (TIF) Review Procedure
  - 7. Resolution - Establishing Review Policy for Tax Increment Financing Redevelopment Project Area #2
  - 8. Possible Employment of City Manager
- VI. City Manager Report
- VII. City Attorney Report
- VIII. City Council Report
- IX. Finance Director Report
- X. Adjournment

After Reports:

- 9. Executive Session - 5 ILCS 120/2 ( c ) (1), (5) – Personnel and Union Negotiations
- 10. Approval of Closed Session Minutes

Deborah McKinney Huff  
Interim City Manager

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MINUTES  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
March 5, 2012  
6:00 P.M.

**I. CALL TO ORDER**

The Salem City Council met in regular session on Monday, March 5, 2012, at the hour of 6:00 p.m. in the Council Chambers of Salem City Hall. Mayor John Raymer called the Meeting to order.

**Council Members present upon roll call:**

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

**Others Present:**

Interim City Manager Deborah McKinney Huff	City Attorney Michael R. Jones
City Clerk Jane Marshall	Finance Director Marilyn Shook
Public Works Director John Pruden	Recreation Director Sherry Daniels
Economic Dev Director Tracey McDanel	DOEM Director Terry Mulvany
Assistant to the City Manager Bev West	Code Enf. Officer Brian Hunt

**Absent:** Chief of Police Ron Campo, Library Director Kim Keller

Media: Salem Times Commoner, WJBD Radio, Centralia Sentential, Marion County Observer; and US Sonet; along with members of the Public

**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**

Mr. Chad Kuhns addressed Council asking permission for use of the Bryan Memorial Park Nature Trail south access on Saturday, May 19, 2012 to host a 5-K Run/Walk “2012 Nichole Hardcastle Memorial 5K Run/Walk”, with all proceeds to be donated “Donatelifellinois.org” in memory of Nichole Hardcastle. There were no anticipated problems expressed from the Recreation Director or the Public Works Director.

**Councilman Black moved and Councilman Huddlestun seconded the motion to approve the request from Chad Kuhns to have the 5K Run/Walk at the Nature Trail in Bryan Park as requested. Roll call vote. AYES: Councilmen Bringwald, Meador, Huddlestun, Black, and Mayor Raymer. Motion carried.**

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

Mayor Raymer reported that two local facilities are on Governor Pat Quinn's list as being targeted for closure in the next year; the Warren G. Murray Developmental Center and the

State of Illinois Animal Disease Laboratory in Centralia. He presented two resolutions in support of continued operations of these facilities. Mayor Raymer also suggested that the City engage in the sign program and commit \$500.00 for signs.

**Councilman Black moved and Councilman Huddlestun seconded the motion supporting the continued operations of Warren G. Murray Developmental Center and the State of Illinois animal Disease Laboratory in Centralia and to provide \$500.00 from Economic Development for signs. (Resolutions to be prepared regarding both facilities.) Roll call vote. AYES: Councilmen Meador, Huddlestun, Black, Bringwald, and Mayor Raymer. NAYS: None. Motion carried.**

Mayor Raymer also thanked the Salem Fire Department and the Police Department for assisting Harrisburg and providing tarps following recent tornado damage to that community. Chief of Police Campo commented that the salaries for the police officers will be reimbursed through ILEAS.

## V. CITY COUNCIL ACTION

### 1. Consent Agenda:

- a. Approval of Minutes, February 21, 2012, Special Meeting of February 20, and 28, 2012
- b. Resignation of Tree Board Member – Kae Huddlestun

**Councilman Black moved and Councilman Meador seconded the motion to approve the Consent Agenda as presented. Roll call vote. AYES: Councilman Black, Bringwald, Meador, Huddlestun, and Mayor Raymer. NAYS: None. Motion carried.**

### 2. Ordinance – First Reading – Ordinance Earmarking and Obligating a Portion of the Fund Balance in the Special Tax Allocation Fund for the Tax Increment Financing Redevelopment Project Area No. 2 – Howell Paving, Inc.

This being first reading, no action was taken.

### 3. TIF #2 Redevelopment Agreement – Relocation/Consolidation of Existing Business – Howell Paving, Inc.

Economic Development Director Tracey McDaneld presented the terms of an incentive and inducement package for Howell Paving, Inc. to consolidate its operations at Mt. Carmel and Centralia in Salem, and to make investment for acquisition of real estate through a Tax Increment Finance Redevelopment Agreement (TIF #2). The TIF #2 Redevelopment Agreement will make available a grant not to exceed \$160,000 over an eight year term for acquisition of real estate located at #1 Industrial Drive with the grant disbursed in increments of \$20,000 annually for term of eight years commencing twelve months from the date of closing on the real estate. This agreement is to be contingent upon the terms of the agreement executed by the City of Salem and Howell Paving, Inc. Representatives from Howell Paving were present.

**Councilman Meador moved and Councilman Black seconded the motion to approve execution of the agreement between the City of Salem and Howell Paving, Inc. as presented. Roll call vote. AYES: Councilmen Bringwald, Meador, Huddlestun, Black, and Mayor Raymer. NAYS: None. Motion carried.**

### 4. Ordinance – First Reading – Amending Chapter 23 - To add Additional Special Use Options in B-3 Districts

Ms. West reported that the Planning Commission will not make further recommendations on this subject; they have already recommended that it not be changed. Councilman Black indicated that he would like to proceed with this ordinance, but that it specify residential use in upstairs areas, the same as for downtown areas. Mayor commented that we appreciate the Planning Commission's willingness to look at this issue several different ways. City Attorney Jones indicated he revise the proposed ordinance for next meeting.

The following Resolutions were approved by Omnibus Vote:

### 5. Resolution 2012-03 - Amending Resolution 2011-08 – Regarding Revolving Loan Fund Review Procedure

### 6. Resolution 2012-04 - Amending Resolution 2011-09 – Regarding Tax Increment Financing (TIF) Review Procedure

**7. Resolution 2014- 05 - Establishing Review Policy for Tax Increment Financing Redevelopment Project Area #2**

**Councilman Meador moved and Councilman Huddlestun seconded the motion to approve Agenda Items 5, 6, and 7, Resolutions regarding TIF Loan procedures, by omnibus vote. AYES: Councilman Meador, Huddlestun, Black, Bringwald, and Mayor Raymer. NAYS: None. Motion declared carried.**

**8. Possible Employment of City Manager**

Mayor Raymer read the terms of employment for the position of City Manager as extended to Bill Gruen that included employment date of March 30, 2012 with an annual salary of \$79,500.00. **Councilman Black moved and Councilman Huddlestun seconded the motion to approve the employment of Bill Gruen as City Manager for the City of Salem beginning March 30, 2012. Roll call vote. AYES: Councilmen Meador, Huddlestun, Black, Bringwald, and Mayor Raymer. NAYS: None. Motion carried.**

Mr. Bill Gruen was welcomed by the City Council. He commented he is very excited and is looking forward to March 30<sup>th</sup> to begin his work in Salem. He introduced his wife, Julie and two sons, Nate and Nick.

**After Reports:**

**9. Executive Session - 5 ILCS 120/2 ( c) (1), (5) – Personnel and Union Negotiations**

At 6:55 p.m., **Councilman Black moved and Councilman Huddlestun seconded the motion to enter into closed session for the purpose to discuss personnel and union negotiations. Roll call vote. AYES: Councilman Huddlestun, Black, Bringwald, Meador, and Mayor Raymer. NAYS: None. Motion carried.**

**10. Approval of Closed Session Minutes**

Approval of Closed Session Minutes to be done at later meeting.

**VI. CITY MANAGER REPORT**

Interim City Manager Huff welcomed Bill Gruen as new City Manager for the City of Salem. She commented that it has been an honor for her to work for the City.

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

**VIII. CITY COUNCIL REPORT**

- Councilman Meador congratulated the Lady Wildcats on being in the Elite 8.
- Councilman Black commented again regarding marking all city vehicles with the City Seal and designating the department.
- Comments were heard regarding another very successful “Community and Ag Home Show” sponsored by the Greater Chamber of Commerce during the past weekend.
- Chamber Director Ferguson welcomed Mr. Gruen.
- DOEM Director Terry Mulvany reported that CERTS Classes will start again at 6:30 P.M., on Thursday evenings beginning March 8<sup>th</sup>.
- Mayor Raymer reported that the Farmer’s Market meeting that was scheduled for March 20, 2012 has been postponed to a later date.

**IX. FINANCE DIRECTOR REPORT**

**Return to Open Session at 7:30 P.M.**

Upon return to Open Session, Council discussed schedule for Budget Workshop Meeting, suggesting that it be scheduled for 5:00 P.M., Tuesday, April 10, 2012. Finance Director Shook indicated that she will have the draft budget ready by April 4<sup>th</sup>.

**X. ADJOURNMENT**

There being no further business for discussion at 7:35 P.M., **motion was made by Councilman Black, seconded by Councilman Huddlestun to adjourn. Motion carried.**

Jane Marshall, CMC

City Clerk

Minutes approved as written by City Council March 19, 2012.