

**AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
MARCH 19, 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 of Regular Council Meeting of 03/05/2012
    - b. Appointments to Tree Board –
    - c. Appointment to Tourism Board -
    - d. Bills Payable
    - e. Presentation of Updated Zoning Map
  - 2. Ordinance – Second 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. Ordinance – Second Reading – Amending Chapter 23 - To add Additional Special Use Option in B-3 Highway Business Districts – To add Dwelling Units with restrictions
  - 4. Management Agreement with Salem Community Theatre and Cultural Center, Inc. for Operation and Maintenance of the Center for period of Two Years from Date of Agreement.
  - 5. Consideration of Donation in support of the Kaskaskia College Veteran Memorial Fund
- VI. City Manager Report**
- VII. City Attorney Report**
- VIII. City Council Report**
- IX. Finance Director Report**
- X. Adjournment**

---

**Deborah McKinney Huff**  
**Interim City Manager**

---

**MINUTES  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
March 19, 2012  
6:00 P.M.**

**I. CALL TO ORDER**

The Salem City Council met in regular session on Monday, March 19, 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	Chief of Police Ron Campo
Assistant to the City Manager Bev West	Recreation Director Sherry Daniels
Economic Dev Director Tracey McDanel	Library Director Kim Keller
Code Enforcement Officer Brian Hunt	

**Absent:** DOEM Director Terry Mulvany

Also present: 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**

Andy Fisher, Representative from Schutt Sports, 2510 S. Broadway spoke in opposition to permitting residential use in B-3 zoning districts, asking what protection does residents have from the noise, lighting, safety for children, and how that will what be addressed.

Dr. Mike Douglas, Douglas Veterinary, 2520 S. Broadway, expressed his concern and spoke in opposition to permitting residential use in B-3 zoning districts, indicating when he was looking for a location for his business, he chose this location because it was zoned for highway business and not residential as to not disturb residents with barking dogs and large animals that may be brought to his

clinic. He commented that they did their due diligence when they established their place of business; a major decision factor was that it was not private residence next to the 2520 location.

Laura Daughtery, representing Schutt Sports, 2510 S. Broadway, also spoke in opposition to the change in the B-3 zoning ordinance.

Councilman Black commented in favor of the proposed ordinance change that would add residential use with restrictions in B-3 Highway Business Districts, because he believes it would be in the best interest to the business. \*of the community to act positive toward businesses.

Councilman Meador agreed with Councilman Black suggesting that this issue be acted on tonight.

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

Mayor Raymer asked Finance Director Shook to report on finances.

Ms. Shook gave an update on the budget as of February 29, 2012, the General Fund is tracking very close to the Budget; indicating the revenues will probably exceed the expenditures at the end of this fiscal year.

#### V. COUNCIL ACTION

##### 1. Consent Agenda:

- a. Approval of Minutes of Regular Council Meeting of 03/05/2012
- b. Appointments to Tree Board – Jennifer Hampton
- c. Appointment to Tourism Board – Timothy Hudspeth and Michael Black
- d. Bills Payable for period ending March 19, 2012 for total of \$1,091,336.91
- e. Presentation of Updated Zoning Map, no changes during 2011

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

Agenda Item #5 moved up

##### 5. Consideration of Donation in support of the Kaskaskia College Veteran Memorial Fund Presentation

Mayor Raymer clarified Agenda Item #5, a donation from the City is not being considered. Representatives from Kaskaskia College will be making a presentation regarding the Veterans Tribute at Kaskaskia College.

Travis Henson, representing the College explained the Veterans Tribute project will recognize all branches of the service and approximately 45,000 names have been gathered with some going back as far as the Revolutionary War. The ground breaking event is scheduled for May 22<sup>nd</sup>. He added that fund-raising continues for the project. The project will include a bronze eagle with a 10 foot wing span. He distributed pamphlets about the Veterans Tribute with information for persons who wish to submit names for the Tribute and how they can help support the project.

##### 2. Ordinance 2012-04 – Second 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.

**Councilman Black moved and Councilman Meador seconded the motion to approve Ordinance 2012-04, and 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 – Regarding Howell Paving, Inc. Roll call vote: Councilmen Meador, Huddlestun, Black, Bringwald, and Mayor Raymer.**

##### 3. Ordinance – Second Reading – Amending Chapter 23 - To add Additional Special Use Option in B-3 Highway Business Districts – To add Dwelling Units with restrictions

Mayor Raymer pointed out that there has not been a joint meeting with the Planning Commission regarding this subject and asked if there were any interest from the members of the Planning Commission present. Mr. Hampton commented “set a date”. Mayor Raymer called for a motion to table this Agenda Item until a joint meeting with the Planning Commission can be held.

**Councilman Black moved that this Agenda Item be tabled. Motion died for a lack of a second.**

Mayor Raymer called for a motion to approve Ordinance amending Chapter 23 to add additional special use option in B-3 Highway Business Districts.

**Councilman Black moved and Councilman Meador seconded the motion to approve Ordinance Amending Chapter 23 to add additional special use option in B-3 Highway Business Districts – to add dwelling units with restrictions.**

Councilman Bringwald commented he sees no reason for this ordinance, asking where is the business in the building that is asking for residential use, he stands with the Planning Commission decision.

City Attorney commented that there is a provision in the City Code that states if adjoining property owners, comprising of 20% of the frontage object in writing, it takes 2/3 of the vote to pass this amendment; he asked Assistant to the City Manager West if we have in writing, opposition of the owners of 20% of the adjoining frontage. She responded that she has not received any in writing.

Mayor Raymer agreed with Councilman Bringwald and did not speak in favor of changing the ordinance to permit residential use in B-3 Highway Business Zoning Districts.

Dennis Hampton, 406 Broughton Street, representing the Planning Commission, explained the very detailed process the Planning Commission has taken regarding this subject. Explaining that they looked at ways this could work without restricting housing and looking at safety issues for the elderly as well as for children. He explained, they considered needs of businesses, should a business come to area and need residential, it could come to downtown and have residential, if not needed, could go to Highway Business.

**Roll call vote: AYES: Councilmen Black, and Meador. NAYS: Councilmen Bringwald, Huddlestun, and Mayor Raymer. Motion failed.**

4. **Management Agreement with Salem Community Theatre and Cultural Center, Inc. for Operation and Maintenance of the Center for period of Two Years from Date of Agreement.**

**Councilman Black moved and Councilman Huddlestun seconded the motion to authorize the Mayor to execute the management agreement with the Salem Community Theatre and Cultural Center, Inc. for operation and maintenance of the theatre for a two year period form the date of the agreement.**

**Roll call vote: AYES: Councilmen Black, Bringwald, Meador, Huddlestun and Mayor Raymer. NAYS: None. Motion carried.**

5. **Consideration of Donation in support of the Kaskaskia College Veteran Memorial Fund Presentation**

Agenda Item #5 moved up on the Agenda

**After Reports:**

6. **Executive Session - 5 ILCS 120/2 ( c) (1) Personnel and (2) Union Negotiations**  
**No Executive Session.**

7. **Approval of Closed Session Minutes of 2/20/12, 2/28/12, and 3/05/12**  
No Action on Item #7 because no closed session.

VI. **CITY MANAGER REPORT** - No report, absent.

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

VIII. **CITY COUNCIL REPORT**

Councilman Bringwald reported he spent some time walking with the meter reader since the last Council Meeting. He also reported that he has been taking pictures of the City with his aerial photography balloon, "Flossie".

Mayor Raymer thanked the Planning Commission for their consideration to the B-3 Zoning issue.

It was also reported that both old water storage towers have been removed.

IX. **FINANCE DIRECTOR REPORT**

X. **ADJOURNMENT**

There being no further business for discussion, at 7:00 P.M., Councilman Meador moved and Councilman Black seconded the motion to adjourn. Motion carried.

Jane Marshall, CMC  
City Clerk

\*Councilman Black requested it be added – "*of the community to act positive toward businesses*"

*Minutes approved as amended on 4/02/2012.*