

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
DECEMBER 15, 2014
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. Drunk & Drugged Driving Prevention
 - V. **City Council Action**
 - 1. Consent Agenda:
 - a. Approval of Minutes – December 1, 2014
 - 2. Bills Payable
 - 3. Presentation by Aquatics Foundation – Construction Project at Family Aquatic Center
 - 4. Request for Downtown TIF Assistance for 215 East Main Street
 - 5. Policy on Authorization to Open Vacant Graves in Salem Cemetery
 - 6. Amendment to Allow Residential Use in B3 Zones Under Certain Circumstances
 - 7. Engineering RFQ for N Franklin and N College Street Projects
 - 8. Approval of Vehicle Purchase
 - 9. Travel to 2015 RECON in Las Vegas
 - 10. Intergovernmental Agreement with Illinois Comptroller for Local Debt Recovery Prgm
 - 11. Contract Approval for Public Works Uniforms
 - 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)(2) Collective Bargaining
 - 2. 5 ILCS 120/2 (C)(5) Purchase of Real Estate
 - 3. 5 ILCS 120/2 (C)(6) Sale of Real Estate
 - 4. 5 ILCS 120/2 (C)(21) Review of Minutes
 - XI. **City Council Action, Continued**
 - 12. Ratification of Collective Bargaining Agreements
 - 13. Purchase of Real Estate
 - 14. Approval of Executive Session Minutes from Oct 20, Nov 3, Nov 17, Dec 1
 - XII. **Adjournment**

Bill Gruen
City Manager
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**MINUTES
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
DECEMBER 15, 2014**

I. **Call to Order**

A regular meeting of the Salem City Council was held on Monday, December 15, 2014 at 6:00 p.m. The meeting was called to order by Mayor John Raymer.

Council members present:

Councilman Jim Baity
Councilman David Black
Councilman Royce Bringwald
Councilwoman Sue Morgan
Mayor John Raymer

Council member absent: Councilwoman Sue Morgan

Others present:

City Manager Bill Gruen	Code Enforcement Officer Brian Hunt
City Clerk Bev Quinn	Finance Director Ben Stratemeyer
Chief Sean Reynolds	Assistant Public Works Director Annette Brushwitz
Library Director Kim Keller	Recreation Director Sherry Daniels
City Attorney Mike Jones	Public Works Director John Pruden
Deputy Chief Susan Miller	

II. **Prayer and Pledge of Allegiance**

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

III. **Presentation of Petitions/Public Comments** – None.

IV. **Mayor's Report and Presentations**

Mayor Raymer indicated the City will be hosting another Unity Forum on Monday, February 23rd. This will be a public meeting.

Mayor Raymer commended the Salem Elks Lodge for being featured in a six-page article in the Elks magazine. The club was close to closing, and due to good leadership and hard work, the club is now thriving.

Mayor Raymer read a letter from Becky Schuler, Historical Commission Chairman, regarding repairs needed at the Bryan Home. City Manager Gruen was directed to proceed with necessary repairs.

Mayor Raymer thanked Leon Chapman for setting up the lunch at the Elks with MPH representatives during their recent visit.

Mayor Raymer presented a petition that is done annually at the request of IDOT, declaring December as Drunk and Drugged Driving Prevention Month.

V. **City Council Action**

1. **Consent Agenda:**

- a. Approval of Minutes – December 1, 2014

Councilman Black indicated there is a “second” missing in the minutes of December 1, and directed the Clerk to check her notes and make the correction. ***Motion was made by Councilman Black and seconded by Councilman Baity to approved the minutes of December 1st with the correction noted. Roll call vote: AYES: Councilman Black, Councilman Bringwald, Councilman Baity, Mayor Raymer. NAYS: None. Motion carried.***

2. **Bills Payable**

City Manager Gruen indicated the Bills Payable are being presented in a slightly different format, due to the software upgrade. The Accounts Payable Clerk is working with Civic to get the report set up like it was prior to the upgrade. Councilman Black and Mayor Raymer indicated they like the updated report, as it is easier to read. ***Motion was made by Councilman Black and seconded by Councilman Bringwald that Bills Payable be approved as presented. Roll call vote: AYES: Councilman Bringwald, Councilman Baity, Councilman Black, Mayor Raymer. NAYS: None. Motion carried.***

3. **Presentation by Aquatics Foundation – Construction Project at Family Aquatic Center**

City Manager Gruen indicated he has met with Diana Morrison of the Aquatics Foundation regarding their desire for Salem to have an indoor swimming facility. The “Foundation” has a \$20,000 grant towards an indoor facility, although there is not enough at this time to start construction. The “Foundation” has proposed using the \$20,000 for a 16’ x 20’ storage facility with an estimated construction cost of \$39,936.00. The Salem Swordfish Swim Team organization would contribute \$4,000.00, and the group would need assistance from City Council to fund the gap between \$24,000 and the estimated \$40,000. Mr. Gruen indicated he would like have direction from City Council on budgeting this in the next fiscal budget. Council consensus was to budget for the gap funding in the next budget.

4. **Request for Downtown TIF Assistance for 215 East Main Street**

City Manager Gruen indicated Economic Development Director Jeanne Gustafson has been working closely with Jeannell Charman on her request for TIF assistance for 215 E. Main St. This building was previously occupied by Matt Helm. Mr. Gruen indicated the repairs have been broken into two different categories, essential and non-essential. The essential repairs are listed on the spreadsheet provided to council, for a total of \$8,460.00. Ms. Charman

indicated the essential repairs are closer to \$20,000. There was discussion regarding the spreadsheet not including all of the essential repairs. As Ms. Gustafson is not present, and this is a first reading, this item will be brought back for a second reading, with an updated spreadsheet, at the January 5th meeting.

5. Policy on Authorization to Open Vacant Graves in Salem Cemetery

City Manager Bill Gruen indicated the Clerk had gathered information from other cemeteries, and most handle use of purchased graves like Salem currently does, and do not use a form to allow opening without clear proof of ownership. City Attorney Mike Jones indicated he and the City Clerk are not supportive of the proposed form, and are recommending that City Council decline to make a revision to current policy. Mayor Raymer asked for a motion to accept the proposed policy. No motion was made; therefore there will be no revision to the current policy.

6. Amendment to Allow Residential Use in B-3 Zones Under Certain Circumstances

Councilman Black indicated he had spoken with Dr. Douglas regarding his objections to allowing residential uses in the B-3 district, and had received information from City Attorney Mike Jones regarding the City's inability to limit residents by age, so he will not pursue amending the B-3 district to allow residential uses. Councilman Black added, however, that he wholeheartedly objects to the City limiting owners' ability to use their buildings in the manner they see fit. Councilman Bringwald indicated this is one of the situations where he and Councilman Black will have to agree to disagree, as he does not support residential uses in the B-3 District. Councilman Bringwald added that if the building owner in question had contacted City Hall regarding a building permit, he would have been told "no", and headed this off. Councilman Black added that making residential uses Special Uses in the B-3 district may be the way to go in the future.

7. Engineering RFQ for N Franklin and N College Street Projects

City Manager Gruen indicated he would like guidance from City Council on whether they want staff to request engineering qualifications on the N. Franklin St. and N. College Street projects. Councilman Black asked if it is necessary to go out for both at the same time. City Manager Gruen indicated it is not, and the drainage situation on N. Franklin Street may be a more immediate need than improvements to N. College Street. Mayor Raymer asked for Brent Taylor and John Pruden's input. Mr. Taylor indicated he has not studied the drainage on N. Franklin, and asked what the City is wanting to do – improve ditches? Culverts? Mr. Pruden indicated there is a culvert that floods the Shinn's yard, but the owners have put stakes in at the end of the culvert to keep animals out, which causes flooding. The culvert is on private property, the yard is fenced, and the City can't get in to remove the stakes. Mr. Pruden indicated he would like to see an engineering drainage study done for this area.

Motion was made by Councilman Black and seconded by Councilman Bringwald directing City Manager Gruen to begin the Request for Qualifications process to do a drainage study of the area bounded by N. Franklin and N. College. Roll call vote: AYES: Councilman Baity, Councilman Black, Councilman Bringwald, Mayor Raymer. NAYS: None. Motion carried.

8. Approval of Vehicle Purchase

City Manager Gruen indicated he had requested proposals for a four-door sedan. The FY15 budget includes \$17,000 for a new (or used) vehicle for the Department of Emergency. Mr. Gruen has discussed this with DOEM Director Terry Mulvany, and the plan is to purchase a vehicle for DOEM or to purchase a vehicle for the City Manager's use, and transfer the Jeep to DOEM. City Manager Gruen indicated he would like to purchase a 2014 Chevrolet Impala with 23,000 miles from Schmidt Ford at \$14,498, and transfer the Jeep to DOEM. ***Motion was made by Councilman Baity and seconded by Councilman Black to approve purchase of the 2014 Chevy Impala from Schmidt Ford for \$14,498 for the City Manager's use, and to transfer the Jeep to DOEM. Roll call vote: AYES: Councilman Black, Councilman Bringwald, Councilman Baity, Mayor Raymer. NAYS: None. Motion carried.***

9. Travel to 2015 RECON in Las Vegas

City Manager Gruen indicated he and Economic Development Director Jeanne Gustafson agree that the trip to RECON in 2014 was useful in pursuit of a hotel for Kinney Blvd., and it would be useful again in 2015 to promote additional city owned land along Kinney, as well as

the land owned by others. Mr. Gruen indicated it would be okay not to attend, as well. As costs will be incurred during both fiscal year 2015 and 2016, and there will be a new Council seated during that time, he would like to have Council direction as to whether or not to attend. The estimated cost of attendance is \$2,094.00 per person. Mayor Raymer indicated he feels last year's trip was successful, in that the City attended with the intention of attracting a hotel, and they did. Councilman Black just suggested budgeting for travel, and letting City Manager Gruen and Economic Development Director Gruen decide where to travel. Councilman Black added that if you put the hotel in, the rest will come.

10. Intergovernmental Agreement with Illinois Comptroller for Local Debt Recovery Program

City Manager Gruen indicated the Comptroller's Office operates a Local Debt Recovery Program, wherein local governments can enter into an agreement with the comptroller to intercept Illinois payments that would otherwise go to people or organizations that owe money to the City. Most often, this would refer to unpaid utility bills for the City. This will be brought back for a second reading.

11. Contract Approval for Public Works Uniforms

City Manager Gruen indicated Assistant Public Works Director Annette Brushwitz has been working on obtaining quotes from Cintas, Armark, and Clean Uniform companies for Public Works uniforms. Although the low bid was from Armark, the Public Works Department is recommending entering into a five-year contract, for \$16,322.00 per year, with Clean Uniforms, due to the quality of the uniforms. Additionally, Clean has a more favorable delivery program. **Motion was made by Councilman Black and seconded by Councilman Baity to enter into a five-year contract with Clean Uniforms at \$16,322.00 per year. Roll call vote: AYES: Councilman Bringwald, Councilman Baity, Councilman Black, Mayor Raymer. NAYS: None. Motion carried.**

VI. City Manager Report

City Manager Gruen invited Chief of Police Sean Reynolds to address Council. Chief Reynolds indicated that on December 15th, Officer Larry Binnion accepted the position of second Detective with the Salem Police Department, and read aloud a press release to be provided to the Media. In his statement, Reynolds indicated the Police Department currently has several cases under investigation, and a second detective will be invaluable. Between the two Detectives, Det. Bryan Green and Det. Larry Binnion, there are 50 years of experience. Reynolds added that he has the utmost confidence in both officers.

VII. City Attorney Report – None.

VIII. Finance Director Report – None.

IX. City Council Report

Councilman Black – Councilman Black asked how many months the street sweeper has been out of service, and why the City hasn't taken action to have this resolved. City Manager Gruen indicated he has been working with an attorney on this issue, and the attorney does not feel the City would get very far in court. Mr. Gruen added that Elgin might take this street sweeper in on trade, which would add an additional year to our lease/purchase. Councilman Black indicated the City needs to rectify this situation with either the dealership or the manufacturer, and asked Mr. Pruden if the City has records of the equipment failures. Mr. Pruden indicated the City has records, which have been shared with the attorney, but the malfunction is with the Freightliner truck, rather than the Tempco sweeper. Mr. Gruen responded that he is disappointed that our attorney has not been able to offer much level of confidence if we pursue a lawsuit.

X. Executive Session

1. 5 ILCS 120/2 (C)(1) Personnel
2. 5 ILCS 120/2 (C)(2) Collective Bargaining

Motion was made by Councilman Black at 7:08 p.m. and seconded by Councilman Baity to enter into Executive Session after a five-minute break for the purpose of discussing Personnel and Collective Bargaining. Roll call vote: AYES: Councilman Baity, Councilman Black, Councilman Bringwald, Mayor Raymer. NAYS: None. Motion carried.

Return to Open Session at 7:57 p.m.

XI. City Council Action, Continued

12. Ratification of Collective Bargaining Agreements

Motion was made by Councilman Black and seconded by Councilman Baity to ratify the FOP agreement, and make it retroactive to May 1, 2014. Roll call vote: AYES: Councilman Black, Councilman Bringwald, Councilman Baity, Mayor Raymer. NAYS: None. Motion carried.

Motion was made by Councilman Black and seconded by Councilman Baity to ratify the Operating Engineers contract, and make it retroactive to May 1, 2014. Roll call vote: AYES: Councilman Bringwald, Councilman Baity, Councilman Black, Mayor Raymer. NAYS: None. Motion carried.

A dot-list of revisions was provided to the media.

13. Purchase of Real Estate

Motion was made by Councilman Black and seconded by Councilman Bringwald to approve the purchase of the former Yellow Freight property for \$175,000. Roll call vote: AYES: Councilman Baity, Councilman Black, Councilman Bringwald, Mayor Raymer. NAYS: None. Motion carried.

14. Approval of Executive Session Minutes from October 20, November 3, November 17, and December 1

Motion was made by Councilman Bringwald and seconded by Councilman Black that the Executive Session minutes of October 20, November 3, November 17 and December 1, 2014 be approved as presented, and remain closed. Roll call vote: AYES: Councilman Bringwald, Councilman Baity, Councilman Black, Mayor Raymer. NAYS: None. Motion carried.

XII. Adjournment

As there was no further business to discuss, upon motion by Councilman Black and second by Councilman Bringwald, the meeting was adjourned at 8:02 p.m. Roll call vote: AYES: Councilman Bringwald, Councilman Baity, Councilman Black, Mayor Raymer. NAYS: None. Motion carried.

Bev Quinn, CMC
City Clerk

Minutes approved: 1/05/14