

AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
JANUARY 5, 2015
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**

 - V. **City Council Action**
 - 1. Consent Agenda:
 - a. Approval of Minutes – December 15, 2014
 - 2. Swear In Patrolman Greg Wright as Sergeant of Salem PD
 - 3. Second Reading - Request for Downtown TIF Assistance for 215 East Main Street
 - 4. Development Agreement with MPH for Holiday Inn Express
 - 5. Second Reading - Intergovernmental Agreement with Illinois Comptroller for Local Debt Recovery Program

 - VI. **City Manager Report**
 - VII. **City Attorney Report**
 - VIII. **Finance Director Report**
 - IX. **City Council Report**

 - X. **Adjournment**
- Bill Gruen
City Manager
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MINUTES
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
JANUARY 5, 2015

I. **Call to Order**

A regular meeting of the Salem City Council was held on Monday, January 5, 2015 at 6:00 p.m. The meeting was called to order by Mayor John Raymer.

Council members present:

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

Council member absent: Councilman Jim Baity

Others present:

City Manager Bill Gruen	Code Enforcement Officer Brian Hunt
City Clerk Bev Quinn	Finance Director Ben Stratemeyer
Chief Sean Reynolds	Recreation Director Sherry Daniels
City Attorney Mike Jones	Public Works Director John Pruden
Deputy Chief Susan Miller	Economic Development Director Jeanne Gustafson
Code Enforcement Officer Brian Hunt	

Also present were members of the media and public.

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** – None.

V. **City Council Action**

1. Consent Agenda:

- a. Approval of Minutes – December 15, 2014

Motion was made by Councilman Black and seconded by Councilwoman Morgan to approve the minutes of December 15th as presented. Roll call vote: AYES: Councilman Black, Councilman Bringwald, Councilwoman Morgan, Mayor Raymer. NAYS: None. Motion carried.

2. Swear in Patrolman Greg Wright as Sergeant of Salem PD

Patrolman Greg Wright was sworn in as a Sergeant for the Salem Police Department. Mayor Raymer noted that Sergeant Wright was officially sworn in on the day he was appointed to the position on December 16th, but he did want Sgt. Wright recognized at a City Council meeting. Mayor Raymer, City Council, and others congratulated Sergeant Wright on his promotion.

3. Second Reading – Request for Downtown TIF Assistance for 215 East Main Street

Economic Development Director Jeanne Gustafson indicated there was some confusion at the last meeting as to what was considered “essential” to the project. After further discussion, it was determined that there were steps necessary to bring the building up to standard to sell, and additional steps to alter the façade to include large windows that would make a retail space more attractive. Ms. Gustafson indicated that the total involved in the “essential” revisions total \$26,938.00, which would be broken down into the following: Charman Equity Injection - \$8,979.33; City Loan - \$8,979.33, and TIF Grant - \$8,979.33. The “essential” steps plus the façade improvements would cost \$36,678.00, which would be broken down into the following: Charman Equity Injection - \$12,226.00; City Loan - \$12,226.00; TIF Grant - \$12,226.00.

Ms. Charman indicated she has had two offers on the building she currently inhabits, and if she should sell the building she is in, they would move into 215 E. Main. Ms. Charman added that they would prefer to do the project all at once, as the floors go up to the windows. Ms. Gaston indicated she understands that if 215 E. Main sells, she will pay back the loan immediately. ***Motion was made by Councilman Black and seconded by Councilman Bringwald to approve the City Manager’s recommendation to assist with the “essential” improvements totaling \$26,938.00, to be broken down as follows: Charman Equity Injection - \$8,979.33; City Loan - \$8,979.33; TIF Grant - \$8,979.33. Roll call vote: AYES: Councilman Bringwald, Councilwoman Morgan, Councilman Black, Mayor Raymer. NAYS: None. Motion carried.*** Mayor Raymer thanked Ms. Charman for all she had done to maintain the downtown area. Councilman Black concurred, and indicated this project will help the entire downtown area, and this is money well spent.

4. Development Agreement with MPH for Holiday Inn Express

City Manager Gruen presented a Development Agreement with MPH for Holiday Inn Express, and indicated it largely restates the obligations of both the City and MPH with greater specificity. This does require that the brand be Holiday Inn Express, unless MPH receives the approval of the City Council to change the brand. Also, if MPH does not own the development for at least five years, they must pay back any incentives provided for improvements. ***Motion was made by Councilwoman Morgan and seconded by Councilman Black to approve Ordinance 2015-01 approving the Development Agreement between MPH Inc. and the City of Salem. Roll call vote: AYES: Councilwoman Morgan, Councilman Black, Councilman Bringwald, Mayor Raymer. NAYS: None. Motion carried.***

5. Second Reading – 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 be sent to people or organizations (*pay checks, tax refunds*) and reroute those payments to the City to offset debts. In our case, these will most often be unpaid utility bills. The Comptroller’s office requires that a Resolution be approved that will allow the City Manager to enter into the agreement. ***Motion was made by Councilman Black and seconded by Councilman Bringwald to approve Resolution 2015-01 authorizing the City Manager to enter into an agreement with the State of Illinois Comptroller’s Office to participate in the Local Debt Recovery Program. Roll call***

vote: AYES: Councilman Black, Councilman Bringwald, Councilwoman Morgan, Mayor Raymer. NAYS: None. Motion carried.

VI. City Manager Report

City Manager Gruen indicated Mike Holtz of MPH, Inc. has indicated they may be ready to break ground in approximately two weeks. Mr. Gruen added that Public Works Director John Pruden indicated the hotel plans were very well put together, and he is ready to issue their building permit.

City Manager Gruen indicated that the simple repairs that the Historical Commission requested be done for the Bryan Home have been done, and he requested that any contractors interested in submitting proposals for the larger projects contact the City.

VII. City Attorney Report – None.

VIII. Finance Director Report – None.

IX. City Council Report

Mayor Raymer indicated Jarco is about 90% done with their relocation from their old building on Rt. 37 to their new site on Carpenter Drive.

XII. Adjournment

As there was no further business to discuss, upon motion by Councilman Black and second by Councilwoman Morgan, the meeting was adjourned at 6:18 p.m. Roll call vote: AYES: Councilman Bringwald, Councilwoman Morgan, Councilman Black, Mayor Raymer. NAYS: None. Motion carried.

Bev Quinn, CMC
City Clerk

Minutes approved: January 19, 2015