

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
MAY 1, 2017
6:00 PM**

- I. Call to Order**
- II. Prayer and Pledge of Allegiance**
- III. Swearing In of Elected City Council Members**

**Administration of the Oath of Office
Councilman Tim Hudspeth and Councilwoman Sue Morgan**

- IV. Presentation of Petitions/Public Comments**
- V. Mayor's Report and Presentations**
- VI. City Council Action**
 - 1. Consent Agenda
 - a. Approval of Minutes – April 17, 2017 Regular & Special Meetings
 - 2. Mayoral Appointments
 - 3. Purchase Approval – Concrete Ramp Work for Floating Boat Dock
 - 4. Second Reading – Approval of Requests for TIF Assistance
 - 5. Approval of Authorization to Execute Deed for Armory Property
 - 6. Approval of Audit Agreement with Glass & Shuffett for FY17 Audit
 - 7. Approval of Purchase of Rock, Sand, Chemical Materials
- VII. City Manager Report**
- VIII. City Attorney Report**
- IX. Finance Director Report**
- X. City Council Report**
- XI. 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) – Executive Session Minutes
- XII. City Council Action**
 - 8. Executive Session Minutes from March 6, March 20, April 3, 2017
- XIII. Adjournment**

Bill Gruen
City Manager

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MANAGER'S COMMENTS

V. City Council Action

2. **Mayoral Appointments:** Please see enclosed list.
3. **Purchase Approval – Concrete Ramp:** The boat dock requires some concrete work in order for the ramp that connects to the dock to have the proper slope. Cost for the work is exceeding expectations and would require approval from the City Council. HMG Engineers will be on hand to present the costs and details for the additional work. I expect a quote for the concrete to have been received and reviewed by HMG for presentation.
4. **Second Reading for TIF Assistance:** TIF projects presented at our last meeting are as follows:
 - a. **Coaches Corner** → Requests \$25,000 from TIF for renovations of building for new project. I recommend the project receive TIF assistance, but that final action be pushed back to May 15 to allow Rhutasel & Associates to finish survey work associated with a parking lot project at the rear to ensure location of all property lines.
 - b. **Gretchen Douglas, 119 E Main Street** → Gretchen will be on hand to present her renovation project. Estimate provided by “From the Ground Up Construction” totals approximately \$30,650 for work associated with tuck pointing, awning work, interior renovation. Project was presented briefly by Jeanne last week.
 - c. **Joe Latham, 123 W Main Street** → Requests \$15,000 for lower roof work and awning. Estimate for new work totals approximately \$22,000.

After prior funding commitments and new, FY18 TIF revenues, I ***estimate*** \$232,000 in total availability for new projects. We have \$207,000 in the Downtown TIF Fund ***now***. We’ve limited Downtown TIF assistance to 50% of a project not to exceed \$15,000 (the City approved an 80% share of the increment for six-years for the new Renaissance Salon due to new construction). Cash availability may cause the City Council to consider recommended funding limits below.

	Request	Recommend
Walnut & McMackin Parking Project estimate	\$198,000	**\$168,000
Coaches Corner	\$25,000	\$15,000
119 E Main	\$15,000	\$15,000
123 W Main	\$15,000	\$11,000
Three engineer’s inspections (\$1,500 per)	<u>\$4,500</u>	<u>\$4,500</u>
TOTAL	\$257,500	\$213,500

5. **Approval of Authorization to Execute Deed for Armory Property:** I also anticipate receiving information from Chase Environmental regarding a Phase 1 review of the Armory property. As of April 24, Russ Goodiel with Chase is “98% certain” no further investigation will be recommended. With this, the City Council should be ready to take action to authorize the City Manager to execute the deed conveying the property to the City. Surplus of the property and determining a preferred use thereof would be taken up at a later date.
6. **Approval of Audit Agreement with Glass & Shuffett for FY17 Audit:** I request approval of an agreement with Glass & Shuffett for audit work on the City’s FY17. We had planned to seek proposals for audit work for FY17 but I recommend postponing that one year due to having a brand new finance director. The current contract totals \$29,250. The contract for FY16 totaled \$29,150.
7. **Approval of Purchase of Rock, Sand, Chemical Materials:** I request approval of low bids for materials as follows:

<u>Material</u>	<u>Bidder</u>	<u>Amount</u>
CA-6	Beelman	\$14.69 / ton
Sand	Beelman	\$11.49 / ton
Alum Sulfate	Hawkins	\$430.00 / ton
Soda Ash	Hawkins	\$13.20 / bag
Chlorine	DPC Enterprises	\$434.00 / ton