


AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
JANUARY 20, 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
- V. City Council Action
  - 1. Consent Agenda:
    - a. Approval of Minutes – January 13, 2014
  - 2. Bills Payable
  - 3. Presentation of Loan Application by Triple Crown Sports, LLC
  - 4. Approval of CBRE Listing & Commission Agreement
- 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  
COUNCIL MEETING  
JANUARY 20, 2014

I. **Call to Order**

The Salem City Council met in regular session on Monday, January 20, 2014 at 6:00 p.m. in the Council Chambers of Salem City Hall. The meeting was called to order by Mayor Pro-Tem David Black.

Council Members Present:

Councilman David Black  
Councilman Royce Bringwald  
Councilwoman Sue Morgan  
Councilman Jim Baity

Absent: Mayor John Raymer

Others present:

City Manager Bill Gruen	Economic Development Director Jeanne Gustafson
Chief of Police Ron Campo	Sgt. Susan Miller
Finance Director Ben Stratemeyer	Public Works Director John Pruden
Recreation Director Sherry Daniels	City Clerk Bev Quinn
Code Enforcement Officer Bryan Hunt	

Also present were members of the general public, and the following members of the media: Bruce Kropp, WJBD Radio; Dennis Rosenberger, Salem Times-Commoner; and Reece Rutland, Centralia Sentinel.

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 – January 13, 2014

***Motion was made by Councilman Bringwald, seconded by Councilwoman Morgan that the Consent Agenda/Minutes of January 13, 2014 be approved as revised. Roll call vote: Councilman,***

***Councilman Baity, Councilman Bringwald, Councilwoman Morgan, Councilman Black. NAYS: None. Motion carried.***

**2) Bills Payable**

City Manager Gruen indicated Finance Director Ben Stratemeyer has requested that the Risk Management bills be added to Bills Payable in the amount of \$236,018.51. Following discussion, ***Motion was made by Councilwoman Morgan and seconded by Councilman Bringwald that the Bills Payable, with the addition of the Risk Management bills in the amount of \$236,018.51, be approved. Roll call vote: Councilman Bringwald, Councilwoman Morgan, Councilman Baity, Councilman Black. NAYS: None. Motion carried.***

**3) Presentation - RLF Application Submitted by Triple Crown**

City Manager Gruen indicated City Council did a first reading on the RLF application submitted by Triple Crown Sports, LLC at its last meeting, but Mr. Larry Rubin and his partner Mr. Steve Purcell are present to answer any questions City Council may have.

Larry Rubin, 361 Andrew Court, Salem, IL indicated the main use of the facility will be indoor baseball/softball training for local youth. Mr. Rubin added that they want to offer our youth the same opportunities youths in other communities have. Mr. Rubin added that the facility they will be building will be similar in size to a facility in Olney. There are also facilities in Kinmundy, Centralia and Mt. Vernon. The focus will be on hitting, pitching, fielding, and they will start with three to four batting cages. The turf will allow the cages to be moved, and the field used for baseball, softball or soccer.

Councilman Black asked if they had performed a feasibility study. Mr. Rubin indicated they spoke with the neighboring facilities, and feel they can be successful.

Steve Purcell, 3073 S. Hotze Road indicated they will be accepting clients by appointment/walk-in and memberships. They are also looking at offering some training using more professional trainers, such as Shawn Garrett of Kinmundy. Mr. Purcell added that more kids are specializing in one sport, and he feels there will be a lot of youth utilizing their training facility during the winter. Mr. Purcell indicated in addition to individualized training, they are hoping to hold some "Cage Ball" tournaments. The game is played with 3-4 men teams, and their goal is to hit specific placards on the walls. Councilwoman Morgan asked if there will be a conditioning area. Mr. Purcell indicated there will be.

City Manager Gruen indicated one of the CDAP requirements is the creation of jobs, although it does not have to happen immediately. Gruen indicated it is his understanding that Triple Crown intends to hire four additional employees, in addition to the two owners. Mr. Ruben responded that they do, with one being hired immediately. The facility will be open seven days per week.

Councilwoman Morgan asked how old a child must be to be dropped off. Mr. Purcell indicated they are not intending for this to be a drop off or open gym type situation.

Councilman Bringwald asked what they are intending to do for youth football. Mr. Purcell responded that the youth football program in Salem has been taken over by the YMCA, and has switched from flag football to tackle. The organization may want to use the facility for practice, during inclement weather.

Councilman Black asked how the Salem facility will compare to others in the area, and if pricing will be competitive. Mr. Purcell indicated Kinmundy has one cage, Centralia has two cages, Mt. Vernon has two or three cages, and the Salem facility will be larger than all of them. The pricing is competitive at \$8.00/half hour, or \$15.00/hour.

Mr. Gruen asked how the existing building will be used. Mr. Rubin indicated as storage, possibly for boats, campers, etc.

**4) Approval of CBRE Listing and Commission Agreement**

City Manager Gruen indicated that at the last meeting, concern was expressed about the leasing language that was in the CBRE agreement. Gruen added that the City does not intend to lease the land, but CBRE will likely want the language left in, just in case. Mr. Gruen indicated he had discussed this with City Attorney Mike Jones, and they felt it would be appropriate to ask that a reference to "lease" be added to the new sentence at the end of Paragraph 2. This would apply to leasing the same right the City Council would retain to **not sell** the property to anyone it doesn't want to.

Councilman Black indicated he is more concerned about item #26, which currently restricts only the four agents directly assigned to marketing Kinney Blvd from trying to interest Salem businesses in other sites. City Manager Gruen responded that he does not feel CBRE would agree that ALL CBRE employees be restricted from trying to interest a Salem business in another site, as agents in other locations may be trying to market locations in surrounding towns. Economic Development Director

Jeanne Gustafson responded that she does not feel this will be an issue, as she feels they will be respectful in their actions. City Attorney Jones concurred, and added that he does not feel it will be a problem.

City Manager Gruen indicated he has not yet received final acceptance from CBRE on the changes he proposed, as their Legal Department has not responded. Discussion ensued regarding whether or not to go ahead and take action approving the agreement with changes. Consensus was to wait until they had a definite response from CBRE.

***Motion was made by Councilman Baity and seconded by Councilman Bringwald that the CBRE agreement to market Kinney Blvd. be tabled until the February 3<sup>rd</sup> meeting. Roll call vote: AYES: Councilwoman Morgan, Councilman Baity, Councilman Bringwald, Councilman Black. NAYS: None. Motion carried.***

**VI. City Manager Report**

City Manager Gruen indicated the Department Heads are working on budget preparation, and the budget will come to the City Council for approval in April.

**VII. City Attorney Report – No report.**

**VIII. Finance Director – No report.**

**IX. City Council Report**

**Councilman Black** – Councilman Black indicated he would like to see an employee education program implemented, where employees can take classes or training at City expense, if the course is related to their duties. City Manager Gruen responded that he is currently in contract negotiations, and asked if it is okay to consider this program at the same time. Councilman Black indicated approval.

**X. Adjournment**

***Motion was made by Councilwoman Morgan and seconded by Councilman Bringwald that the meeting be adjourned at 6:35 p.m. Roll call vote: AYES: Councilman Baity, Councilman Bringwald, Councilwoman Morgan, Councilman Black. NAYS: None. Motion carried.***

Bev Quinn, CMC  
City Clerk

*Minutes approved: February 3, 2014*