

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
OCTOBER 18, 2010
6:00 P.M.**

- I. Call to Order**
- II. Prayer and Pledge of Allegiance**
- III. Approval of Minutes, October 4, 2010**
- IV. Presentation of Petitions/Public Comments**
- V. Mayor's Report and Presentation**
- VI. City Council Action**
 - 1. Bid Award – 2010 PVC Gas Line Replacement
 - 2. TIF #3 Redevelopment Agreement – Carman Donoho White
 - 3. **First Reading** - Ordinance – Zoning Amendment
 - 4. Engineering Agreement – CQA Services at Landfill
 - 5. Resignation of Airport Authority Member – Donald Swan
 - 6. Recommendation for Appointment of Airport Authority Member – Greg Gruenkemeyer for term ending 4/30/2015
 - 7. Bills Payable
- VII. City Manager Report**
- VIII. City Attorney Report**
- IX. City Council Report**
- X. Adjournment**

Thomas F. Christie,
City Manager

**MINUTES
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
OCTOBER 18, 2010
6:00 P.M.**

I. CALL TO ORDER

The Salem City Council met in regular session on October 18, 2010, at the hour of 6:00 p.m. in the Council Chambers of Salem City Hall. The meeting was called to order by Mayor Leonard Ferguson.

Council Members present upon roll call:

Councilman Kip Meador
Councilman Steve Huddlestun
Councilman David Black
Councilman Tom Carr
Mayor Leonard E. Ferguson

Others Present:

City Manager Thomas F. Christie
City Attorney Michael R. Jones
City Clerk Jane Marshall
Finance Director Marilyn Shook
Public Works Director John Pruden
Recreation Director Sherry Daniels
Chief of Police Ron Campo
Code Enforcement Officer Brad Crow
Assistant to the City Manager Bev West
Library Director Kim Keller
Economic Development Director Tracey McDanel
Media: Salem Times Commoner, WJBD Radio, Centralia Sentinel; Marion County Observer and USSonet
Several Members of the public

Absent:

DOEM Director Terry Mulvany

II. PRAYER AND PLEDGE OF ALLEGIANCE

Opening prayer led by Councilman Carr, followed by the Pledge of Allegiance to the Flag.

III. APPROVAL OF MINUTES – October 4, 2010

Minutes of Regular City Council Meeting of October 4, 2010 were presented for review.

Councilman Black moved and Councilman Carr seconded the motion to approve the minutes of the Regular Council Meeting of October 4, 2010 as written and waive the reading. Roll call vote. AYES: Councilmen Meador, Huddlestun, Black and Carr. NAYS: None. Motion declared carried.

IV. PRESENTATION OF PETITIONS AND PUBLIC COMMENTS – None.

V. MAYOR'S REPORT AND PRESENTATIONS - None

VI. CITY COUNCIL ACTION

1. Bid Award – 2010 PVC Gas Line Replacement

City Manager Christie explained the City annually budgets to replace aging gas lines with PVC materials. Bids were solicited and three were received and opened. The low bid in the amount of \$58,550.00 was received from Utility Safety & Design, Inc. Gas Consultant Bob Erxleben explained that the bids were for installation of the gas lines only. Quotes for materials will be requested. Following discussion. **Councilman Black moved and Councilman Huddlestun seconded the motion to accept the low bid from Utility Safety and Design in the amount of \$58,550.00 for 2010 PVC Gas Line Replacement. Roll call vote. AYES: Councilmen Huddlestun, Black, Carr, and Meador. NAYS: None. Motion carried.**

2. TIF #3 Redevelopment Agreement – Carman Donoho White

A request was received from Carman Donoho White for city assistance with renovation work in the basement of the old library building necessary to create a new business. The request was for a TIF grant for \$13,150.00. City Manager Christie indicated that the proposed project meets the intent of TIF and recommended the request proceed to the formal agreement stage. Ms. White was present and explained her business plan and answered questions.

Councilman Black expressed concern that the request was for a grant instead of for a loan, reiterating his previous concerns that the TIF funds should be used as loans so that there will be funds available in the future to help other businesses.

Mayor Ferguson also expressed concerns about giving grant, suggesting it may be in the City's best interest to issue a loan along with the grant. He asked Council to reconsider the grant process.

Economic Development Director indicated that Ms. White is making an investment in 3400 sq ft of property and making it usable for public events and that it will be a benefit to the community.

Council suggested that Ms. White provide financial projections showing expected revenue and expenditures for Council review and the formal agreement be brought back at next Council Meeting for consideration.

3. First Reading - Ordinance – Zoning Amendment

The Salem Planning Commission forwarded a positive recommendation to re-zone property from RS-2 Single-family Residential to B-6 commercial (lots 17,18, & 19; block 4; Porter Place). City Manager recommended the ordinance proceed to second reading.

This being first reading, the ordinance will be brought back for action at next meeting.

4. Engineering Agreement – CQA Services at Landfill

City Manager Christie commented that the engineering agreement is for closure of the landfill. **Councilman Black moved and Councilman Carr seconded the motion to approve acceptance of the engineering agreement with Rhutassel and Associates, Inc. for final soil cover at the landfill for a cost not to exceed \$65,600.00. Roll call vote. AYES: Councilmen Black, Carr, Meador, and Huddlestun. NAYS: None. Motion carried.**

5. Resignation of Airport Authority Member – Donald Swan

A notice of resignation was received of the resignation of Donald Swan from the Salem Airport Authority effective October 4, 2010. **Councilman Black moved and Councilman Carr seconded the motion to accept the resignation of Donald Swan from the Airport Authority effective October 4, 2010 and that a certificate of appreciation be forwarded to him. Roll call vote. AYES: Councilmen Carr, Meador, Huddlestun, and Black. NAYS: None. Motion carried.**

6. Recommendation for Appointment of Airport Authority Member – Greg Gruenkemeyer for term ending 4/30/2015

At the recommendation of the Airport Authority members and Mayor Ferguson, to appoint Greg Gruenkemeyer to the Airport Authority to fill the unexpired term to April 30, 2015 of Donald Swan, **Councilman Carr moved and Councilman Huddlestun seconded the motion to accept the appointment of Greg Gruenkemeyer to the Salem Airport Authority for an unexpired term ending April 30, 2015. Roll call vote. AYES: Councilmen Meador, Huddlestun, Black and Carr. NAYS: None. Motion carried.**

7. Bills Payable

Bills payable listing for period ending October 18, 2010, for a total amount of \$516,239.00 was presented for review. Following review period, **Councilman Carr moved and Councilman Huddlestun seconded the motion to approve bills payable as presented. Roll call vote. AYES: Councilmen Huddlestun, Black, Carr, and Meador. NAYS: None. Motion carried.**

VII. CITY MANAGER REPORT

- City Manager Christie commented that he has received good comments about the dedication program for Sweney Corner on Saturday, October 9th.
- He commented that he and Finance Director Shook will be preparing the annual tax levy soon and asked Council to give them some direction in trying to prepare what will give the greatest mutual effect on tax payers and he encouraged each taxing body to do the same. He added that the taxpayers may not see any increase if every taxing body levies frugally indicating the City should set an example.
- Mayor Ferguson and Councilman Carr agreed, the City should set an example.
- Councilman Huddlestun commented we should levy to get what we can and to keep the rate the same as it was last year

VIII. CITY ATTORNEY REPORT – No Report

IX. CITY COUNCIL REPORT

Councilman Carr. - Commented on the All-Class School Reunion that took place over the week-end and the number of persons that returned to Salem to attend the events.

Councilman Meador – commented that he heard comments about the appearance of Salem that it was better than in the past.

Councilman Huddlestun – commented there were approximately 900 in attendance for the all-class reunion and several have stayed in town over the week-end.

Councilman Black – commented on the All-class reunion, stating it was a great time and that about 900 persons were served dinner in 35 minutes.

Other

Mayor Ferguson commented that Chief Campo presented “Workplace Violence Protection and Prevention” on Sept 29th.

X. ADJOURNMENT

There being no further business for discussion at 7:10 p.m., **Councilman Black moved and Councilman Huddlestun seconded the motion to adjourn. Roll call vote. AYES: Councilmen Carr, Meador, Huddlestun, and Black. NAYS: None. Motion carried.**

Jane Marshall, CMC
City Clerk

Approved by City Council as written November 1, 2010.