

**AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
JUNE 1, 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 – May 18, 2015
    - b. Approval of use of Men's Softball Field for Firecracker Tournament, July 3-5
  - 2. Request for TIF Assistance for Roof Repairs, 209 E Main
  - 3. Broadway Christian Church Request for Demolition Assistance at 308 S Broadway
  - 4. Second Reading – Approval of Amendments to Ordinance Creating Penalties for Certain Numbers of False Alarms
  - 5. Approval of Curry & Associates Engineering Agreement for Sanitary Sewer Work
  
- 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  
JUNE 1, 2015**

**I. CALL TO ORDER**

A regular meeting of the Salem City Council was held on June 1, 2015. The meeting was called to order by Mayor Rex Barbee at 6:00 p.m.

**Council members present:**

**Councilman Jim Baity  
Councilman Nic Farley  
Councilman Craig Morton  
Councilwoman Sue Morgan  
Mayor Rex Barbee**

**Council member absent: None.**

**Others present:**

City Manager Bill Gruen	City Clerk Bev Quinn
City Attorney Mike Jones	Finance Director Ben Stratemeyer
Chief Sean Reynolds	Deputy Chief Susan Miller
Animal Control Officer Paul Wimberly	Economic Development Dir. Jeanne Gustafson
Public Works Director John Pruden	Recreation Director Sherry Daniels
Code Enforcement Officer Brian Hunt	Members of the Public and Media

**II. PRAYER AND PLEDGE OF ALLEGIANCE**

Opening Prayer was led by Councilwoman Morgan, followed by the Pledge of Allegiance to the Flag.

**III. MAYOR'S REPORT AND PRESENTATIONS**

Mayor Barbee indicated the City had received a "Volunteer Award" from the Head Start program, and thanked them for the certificate, and expressed his appreciation for all the Head Start program does.

#### IV. PRESENTATION OF PETITIONS/PUBLIC COMMENTS

Mayor Barbee recognized Theatre Board Chairman Drew Johnson, who had asked to address City Council. Mr. Johnson indicated this is the Salem Theatre and Cultural Society's 15<sup>th</sup> year of operation. It has taken a lot of work over the years to provide Salem with not only a community theatre that provides entertainment, but also provides space to local schools for free. The Theatre Board just had an eight-hour workshop, and they are looking at \$100,000 in improvements. Those improvements include expanding to install a "green room", which will be the first building expansion since 1941. The Board is moving forward with installation of a theatre screen, and appreciative of the assistance of the Tourism Board and the City Council. Mr. Johnson added the Board's appreciation to all of the Theatre's supporters.

Mayor Barbee recognized Daffy Dill Garden Club Chairman Pat McArdle. Ms. McArdle indicated the Daffy Dill Garden Club presents the City Council with a budget for improvements each year. This year, as in years past, they are requesting \$14,500. Included in their projections are:

Bryan Statue and Downtown Salem - \$5,000

Holiday/Miscellaneous - \$2,000

Design Improvement – Maintenance Support - \$2,500

Utility & Design Element Improvements (posts, fixtures, foundation, electricity) - \$5,000

City Manager Gruen added that these expenses are budgeted each year under Community Appearance. In addition to the Daffy Dills, funds are also budgeted under Community Appearance for Keep Salem Beautiful.

Ms. McArdle invited the community to a Garden Party on Saturday, June 6<sup>th</sup> at 11:00 a.m., during which the new pergola will be dedicated. There will be light refreshments served.

#### V. CITY COUNCIL ACTION

##### 1. **Consent Agenda**

a. Approval of Minutes – May 18, 2015

b. Approval of use of Men's Softball Field for Firecracker Tournament, July 3-5

Mayor Barbee indicated the minutes needed to be corrected to change "Raymer" to

"Barbee" in one section. ***Motion was made by Councilman Farley and seconded by***

***Councilwoman Morgan to approve the Consent Agenda as presented, with the noted***

***revision to the minutes. Roll call vote: AYES: Councilman Farley, Councilman Morton,***

***Councilwoman Morgan, Councilman Baity, Mayor Barbee. NAYS: None. Motion carried.***

##### 2. **Request for TIF Assistance for Roof Repairs, 209 E. Main**

City Manager Gruen indicated Tracy Crouch of Crew Cuts is requesting TIF assistance in the amount of \$6,800 for roof repairs for her commercial building at 209 E. Main. Ms. Crouch is working with MCSB for an additional \$7,200 that would allow her to accomplish other improvements, including plumbing, hair washing sinks/chairs, lighting, two stylist stations, and shelving, among other things. Her budget totals \$14,000.

Councilwoman Morgan indicated she supports Ms. Crouch's request, but henceforth, she would like to see old building inspected, prior to the City spending tax payer's money on buildings that may not be structurally sound. Morgan added that a structural engineer could advise the City if the loan would be a good loan. City Manager Gruen responded that engineering expenses are TIF eligible expenses, and Bill Leuking of Rhutasel and Associates has done this for us in the past. Councilman Barbee indicated this might slow the process down, but would be worthwhile. Councilman Farley indicated he gets his hair cut at Crew Cuts, and the business is great and he appreciates the Crouch's entrepreneurism. Farley added that he likes that she has expended her own money before seeking City assistance.

***Motion was made by Councilwoman Morgan and seconded by Councilman Farley to***

***approve Ms. Crouch's request for TIF assistance in the amount of \$6,800.00 in the form of***

***a forgivable loan. Roll call vote: AYES: Councilwoman Morgan, Councilman Baity,***

***Councilman Farley, Mayor Barbee. NAYS: None. Councilman Morton abstained.***

##### 3. **Broadway Christian Church Request for Demolition Assistance at 308 S. Broadway**

Mr. Gordon Kreke, Pastor for the Broadway Christian Church, indicated he is requesting assistance on behalf of his Church. The Church originally planned to give the property to

an adjacent property owner, but that fell through. Prior to that plan failing, the building was stripped of any useful materials. The building is now in a state that the City has become interested.

Mr. Kreke indicated that the building was hard to heat, had walls falling down, mold in the building, and was being held together with a large chain. The Church does not want to spend any more money on the building, as that is not the best use of its funds. Mr. Kreke indicated they have looked at every option – they have looked at giving it away, selling it, and tearing it down. Mr. Kreke indicated they want to construct a new church, but if they have to cover the entire cost of the demolition, they will not be able to build their new building. They are looking at a cost for the new building of \$427,000, which will include a basement and elevator.

Councilwoman Morgan asked how many members there are in the congregation. Mr. Kreke responded anywhere from 10 to 31. The congregation is trying to go door to door reaching out to increase membership, but feels the congregation will not grow until they see construction begin.

Councilman Farley asked if they have plans on their proposed building. Mr. Kreke responded that the architect should have them done by next week. The building will have geothermal heating/cooling. Three different banks are working with them on their project, but they must be able to present that they will have help demolishing the current building.

Councilman Morton asked what money they have in hand. Mr. Kreke responded that they have the down payment on the new building, but not much cushion.

Mayor Barbee asked what the demolition will cost. Mr. Kreke indicated approximately \$76,000, and they are requesting \$38,000 from the City. Mr. Gruen added that he had advised Mr. Kreke that if the City agreed to assist them, he should not request more than half of the demolition cost.

Mr. Gruen indicated Broadway Christian Church is working with Brian Edmison, and he suggested City Council look at the blueprints, which will be ready in the next week or two. The plans should include a site plan.

Councilman Farley indicated \$76,000 for demolition seems high. Mr. Kreke indicated the low bid was from Bob Simmons, and the cost includes hauling, fill, and brush removal.

Discussion ensued regarding reusing or selling the brick from the building, and other options, such as building on a slab, rather than over a basement, and Mr. Kreke indicated the church does not feel that is their best option. Councilwoman Morgan asked if they could start small and add on. Mr. Kreke said they could not, as they want to build over a basement. Mayor Barbee indicated the existing building is a hazard, and he would like to bring this back for further discussion at the next meeting.

#### **4. Second Reading – Approval of Amendments to Ordinance Creating Penalties for Certain Numbers of False Alarms**

City Manager Gruen indicated the ordinance revision would give all alarm users seven false alarms in a 12-month period prior to penalties being charged. The penalties would stay the same for businesses, but those for residential alarms would be cut in half. Chief of Police Reynolds added that he feels the revisions accomplish what they wanted. ***Motion was made by Councilman Baity and seconded by Councilman Farley to approve Ordinance 2015-08 amending the False Alarm Ordinance. Roll call vote: AYES: Councilwoman Morgan, Councilman Baity, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.***

#### **5. Approval of Curry & Associates Engineering Agreement for Sanitary Sewer Work**

City Manager Gruen indicated the City's FY16 budget includes dollars to make sanitary sewer repairs at Bob White Lane and in the area of Lakedale Drive and Monroe Avenue. Curry and Associates is typically used by the City to design, bid and oversee our water and sewer works, and administration would like to continue using Curry. Mr. Gruen indicated the construction-phase engineering proposed by Curry & Associates is for an amount not to exceed \$48,500. ***Motion was made by Councilwoman Morgan and seconded by***

***Councilman Baity to approve the selection of Curry & Associates to do the engineering for the referenced projects. Roll call vote AYES: Councilman Baity, Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

**VI. CITY MANAGER REPORT**

City Manager Gruen indicated the disclosure statement on the Bond issue will be on the next agenda. The Compliance Officer will be responsible for filing audits with EMA each year, and the Bond Attorney wants the City to adopt it. Gruen added that the City was able to lock in 2.49% for the bonds, and we were paying about 4% on the existing bonds. The City will save a lot of money. Mr. Gruen thanked Finance Director Ben Stratemeyer for his help on this project.

**VII. CITY ATTORNEY REPORT – None.**

**VIII. FINANCE DIRECTOR REPORT – None.**

**IX. CITY COUNCIL REPORT**

Councilman Farley indicated he attended the Theatre Board retreat, and it was very informative. He also attended the play on Saturday, and recommended everyone see it – it was hilarious. Mr. Gruen added that he and his wife saw it, and he was impressed with the amount of talent on the stage – everyone could sing and dance. Councilman Morton added that the players keep getting better.

**X. ADJOURNMENT**

***As there was no further business for discussion, Councilwoman Morgan made a motion to adjourn at 6:47 p.m and Councilman Farley seconded the motion. Roll call vote: AYES: Councilwoman Morgan, Councilman Farley, Councilman Morton, Mayor Barbee. NAYS: None. Motion carried.***

Bev Quinn, CMC  
City Clerk

*Minutes approved:*