

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
SEPTEMBER 5, 2017
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 – August 21, 2017 Regular Meeting
 - 2. Request for Work Approval within South ROW of Mitchell St, West of West Gate
 - 3. Review of Proposals for Development of the Former Armory Site
 - 4. Review of Estimates for City Hall Improvements, Plans for Financing
 - 5. Approval of Sale of +/- 1/4 Acre Additional Land to Salem Cottages
 - 6. Approval of Amendment to Purchase Agreement with WKS for Denny's Project

- 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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MANAGER'S COMMENTS

V. City Council Action

2. **Request for Work Approval within South ROW of Mitchell St....**: John Clark from County Materials will speak with the City Council regarding some work they'd like to see done to the south ROW of Mitchell Street between Westgate and the Holiday Inn Express. When they have "superloads" to deliver, of late they've been using Mitchell Street prior to making their northbound turn onto Kinney Blvd and then departing Salem. They've used the grassy ROW on the south side of Mitchell in order to get a better turn radius on Kinney. John will explain what could be done to improve that turn for County Materials.
3. **Review of Proposals for Development of the Former Armory Site:** I expect the City Council will be able to hear a proposal from at least one party with interest in residential development of the former Armory site.

The public notice/flyer provided to the public is in your packet. The notice provides the statute which requires the City to surplus property and provide public notice in our local newspaper detailing intent to sell real estate and to solicit proposals. The notice appeared in the Salem Times Commoner on 6/23, 6/30, and 7/1. Additionally, the flyer could/can be found on the City's website, and it was mailed and emailed to several additional parties, including real estate agencies, whether or not interest was expressed by that party. Deadline for proposals was originally August 7 but extended to September 5 to provide the public more time to respond. The Council may wish to review requested project components Nos 1-11, as I believe they detail the matters that would need to be worked out prior to consideration to approving any project. I anticipate the Council will simply receive proposals presented on Tuesday for potential action at a later date.

4. **Review of Estimates for City Hall Improvements....**: We have previously discussed maintenance issues at City Hall, specifically pertaining to façade and boiler. Several other possible improvements could be made to City Hall, all of which I've asked Ben Poirier of Round Table Design to compile for purposes of generating an estimate for planning purposes. A list of projects with estimates is included with your packet. Keli Barrow has prepared some estimates for annual costs related to financing from loans ranging from 10 to 15 years and 3.5 to 5%. Under such terms, cost range from about \$21,000 to \$31,000 annually.
5. **Approval of Sale of +/- 1/4 Acre....**: Mike Greer has expressed a desire to move an onsite retention basin further away from his building, but will need additional property in order to do so. Upon examination of his request, we suggest that Mr Greer purchase approximately an additional 1/4 acre of land. This would give him room to move his basin and would also have the added benefit of putting his driveway and water lines on the property belonging to the project. I've suggested the City would sell this 1/4 acre for a nominal fee because much of the land is low and unusable for anything but this project. Recommend approval of the sale at a nominal price to be determined by the City Council.
6. **Approval of Amendment to Purchase Agreement....**: We have a letter from WKS seeking an amendment to our March 20, 2017 agreement selling land at Kinney Boulevard for a Denny's and a Phase II project. I envision the Council potentially taking action Tuesday to approve the concepts laid out in the letter prior to executing the document which would make them official. In addition to the letter which you have in your packet, I'm pulling some additional information together on the matter which will be provided imminently for your review.

Round Table Estimates for Renovations to Salem City Hall

	Item	Summary	Estimate
1.	Boiler Replacement	Remove existing boiler, circulating pumps, supply and return water piping connections, and other removals. Install 2 new high efficiency boilers with controls, electrical connections, among other additions. Reuse existing radiators, fan coils, and supply/return piping.	\$59,000
2.	Public Works AC	Install new mini split system air conditioner, wall-mounted, indoor unit. Roof-mounted condensing unit, refrigerant line sets, piping, electrical service.	\$14,000
3.	Exterior Limestone Cleaning	Chemically clean first level columns, second and third level limestone surfaces. Perform minor joint tuckpointing. Apply protective sealant to stone surfaces. Replace sealant joints at windows. Pedestrian/traffic safety barricades and protection measures.	\$54,000
4.	Exterior wood panel & trim replacement	Removal existing wood panels, trim, and moldings. Install new weather resistant aluminum faced panels, composite decorative trim and moldings, new sealant joints, pedestrian/traffic safety barricades and protection measures.	\$13,000
5.	Lobby Re-organization	Construct a new public service counter and portioning in the lobby in order to control access into the remainder of the building. New counters, casework, glass, security doors.	\$20,000
6.	Carpeting	Remove existing carpet. Allowance for furniture removal. Install new carpet tiles and base and trim @ \$45 s.y. estimate.	\$37,000
7.	Wallpaper	Remove existing wallpaper, approx. 2,800 sq ft. Repair existing wall substrate. Includes \$1,000 for plaster testing (asbestos) and \$5,000 allowance for patching existing walls. Assumes vinyl wallpaper replacement @ \$3.25/sq ft.	\$19,000
8.	Professional Service & Contingency	Design work, bidding, contract administration, and other contingencies.	\$29,000
		TOTAL	\$245,000
	Estimates based on previous project experiences, site visits, and consultations with suppliers and contractors. "Better quality" materials (carpet, wallpaper, etc) are assumed with estimate. Includes prevailing wage. Estimates do not include asbestos removal, if necessary, which can be found in plaster finishes, floor covering and adhesives, insulation, and boiler components.		
	Add \$5,000 for optional, new, forced air heating and cooling system serving the lobby, finance, and public works areas (instead of boiler replacement).		