

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
JUNE 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 – May 15, 2017 Regular Meeting and May 31, 2017 Retreat
 - 2. First Reading – Request for Downtown TIF Assistance for M&M Café
 - 3. Acceptance of Decker Train located at American Legion
 - 4. Acceptance of Water & Sewer at Coventry Crossing
 - 5. Approval of New Location for Concrete Planter in front of Theater
 - 6. Approval of Allocation of Video Gaming Dollars for Sidewalk in Bryan Park
 - 7. Discussion on Alarm Ordinance Sec 17-64
 - 8. Discussion on Surplus of Former Armory Property
 - 9. Approval of 2017-18 Prevailing Wage Ordinance
 - 10. Creation of Dog Park Committee

- 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. **First Reading – Request for Downtown TIF Assistance for M&M Café:** Mike Freeman of M&M Café has submitted an application for TIF assistance in conjunction with the purchase of the building in which he has operated by lease arrangement for the few years he has been in operation. Mike will be on hand to discuss business plans tied to acquiring the building.
3. **Acceptance of Decker Train Located at American Legion:** Mark Decker is the owner of the train piece which is located at the American Legion. Mark will ask the City Council to accept his donation of the train as a historic/art piece. He indicates the train is in good condition, but needs to be painted. Reportedly, the American Legion will allow the train to remain at its location indefinitely. However, I understand Mark will suggest the train should be moved at some point in the future, such as to the location of a future museum or at an entrance to Salem along Hwys 37 or 50.
4. **Acceptance of Water & Sewer at Coventry Crossing:** John Pruden reports all conditions have been met for the City to formally accept the water and sewer installed at the Coventry Crossing (record drawings note Vermillion Village). Upon City acceptance, the one-year maintenance period will begin within which owners Becky Carpenter and Tracy Timmerman will still be required to implement any repairs or improvements if they become necessary. After the one-year period, the City will own AND be required to make repairs/improvements. Recommend acceptance of the subject water and sewer.
5. **Approval of New Location for Concrete Planter in front of Theater:** The Theater Board would like the concrete planter located at the Theater entrance to be relocated. The planter can be moved, but a new location has not yet been determined.
6. **Approval of Allocation of Video Gaming Dollars for Sidewalk in Bryan Park:** Both the Elks and the Lions have expressed interest in raising dollars and making application for grant dollars in support of handicapped accessible playground features in Bryan Park. An obstacle to making any such features usable is the lack of an accessible sidewalk in order to reach these features. John Pruden has received an estimate from Rhutasel indicating a potential cost of \$21,000 for a sidewalk. The proposal is to allocate dollars from Fund 20 as a sort of match for other dollars that could be raised by other organizations. If approved, we would bid out the sidewalk work.

FY18 Fund 20 Availability	\$	233,433
Community Center Exec Director	\$	20,000
Bryan Statue Cleaning	\$	9,000
Main St Signage/Other (UP Grant)	\$	30,000
Remaining Boat Dock	\$	19,000
Police Dept USDA Grant Match	\$	25,000
Subtotal	\$	103,000
Bryan Park Sidewalk	\$	21,000

7. **Discussion on Alarm Ordinance Section 17-64:** Chief Reynolds would like to present a proposal to revise the fine structure related to false alarms. Rationale and new fine structure will be available Monday evening.
8. **Discussion on Surplusing Former Armory Property:** Paper is still being pushed towards the City becoming the actual owner of the former Armory property. I see time being only the obstacle to ownership. I'd like the City Council to begin discussing surplusing the property for future residential development. Please consider the following ways in which a surplus notice could be presented to the public:
 - A. Specify projects shall be residential in nature, compliant with Division 3 of the Zoning Code, which would include single family homes as a permitted use. Specify that duplexes and a planned unit development (PUD) may be considered.
 - B. Land to be surplused:
 - i. Proposals considered shall be for the entire "Armory" property, except that which would be vacated to adjacent property owners. The total square footage subject to the proposal is estimated to be 85,000 (8 lots); **OR**
 - ii. Proposals shall be considered for lots to be defined pursuant to a City-developed subdivision.
 - C. Shall specify the code to which the structure would be built
 - D. Specify the following ***preferences***:
 - i. If entire, un-subdivided property, preference shall be for proposals that entail full construction of property; and
 - ii. Shall be for homes to be sold for less than \$100,000 (do we care or even need to specify?)
9. **Approval of 2017-18 Prevailing Wage Ordinance:** This is the annual prevailing wage ordinance the City must adopt. Recommend approval.
10. **Creation of Dog Park Committee:** The attached ordinance would create a Dog Park Committee using language which creates another Salem board as a template.