

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
JUNE 19, 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**
 - 1. Presentation to Debby Lamb, Retired City Treasurer
- V. City Council Action**
 - 1. Consent Agenda
 - a. Approval of Minutes – June 5, 2017 Regular Meeting
 - 2. Approval of Bills Payable
 - 3. Second Reading – Request for Downtown TIF Assistance for M&M Café
 - 4. Approval of City Parking Lot Design (McMackin & Walnut), Approval to Proceed on Design and Letting
 - 5. Purchase Approval for Truck Plow
 - 6. Approval of Alarm Ordinance Amendment – Sec 17-64
 - 7. Approval of Ordinance & Notice Surplusing “Armory” Real Estate
- 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

3. **Second Reading – Request for Downtown TIF Assistance for M&M Café:** The City Council has heard the request of Mike Freeman/M&M Café for TIF assistance in conjunction with the purchase of the building in which he operates by lease arrangement. The City's injection of \$15,000 from the Downtown TIF will be used to finance \$80,000 to purchase the building. Mike plans to close on his loan with People's National Bank on June 20. This is ready for final City Council action.

4. **Approval of City Parking Lot Design...:** Brent Taylor of Rhutasel will join us to discuss improvements to the City parking lot located at McMackin and Walnut. There are different options for how to proceed, and Brent will be on hand to discuss those options and relative costs. Your packet includes the following supporting information:

- a. A concept site plan detailing location and number of parking spaces.
- b. A cost estimate for laying down an oil chip surface and concrete in locations where handicapped parking would be located.
- c. A cost differential for (i) doing oil chip now and concrete later; and (ii) doing concrete now.

Allowing the public to enter Coaches Corner at the rear of the existing Minor League building creates a need for the City to provide accessibility through this parking lot. At present, the parking is not handicapped accessible due to surface and slope. The demolition of the McGaughy building puts us in a good position to make improvements here. It is possible that the parking lot can be made accessible on a scope less than the concepts provided in your packet; Brent Taylor will be able to help us through any related questions you have. Additional questions related to scope will have to be answered, including whether the project shall include installing accessible sidewalk ramps at other corners of the intersection. We will have information Monday night regarding dollar availability for work that could be done, as well.

5. **Purchase Approval for Truck Plow:** Approval is requested for purchase of a plow, spreader, and related hydraulics for a Street Dept truck totaling \$18,830 from Higgs Welding. This is a budgeted item. Other bids have not been requested for this work because the work to be completed now is an extension of previous, related work completed by Higgs.

6. **Approval of Alarm Ordinance Amendment – Sec 17-64:** A proposal from Chief Reynolds is in your packet making amendments to our false alarm ordinance. Generally, his proposals decrease maximum penalties, increase the number of false alarms that would be necessary to trigger a penalty, and create a different definition for the time period within which false alarms are counted. If the Council is ready, amendments may be approved Monday.

7. **Surplus "Armory":** You'll find the proposed notice detailing the request for proposals for residential development of the Armory property. Some notes:

- ✓ The August 7 date would work only if the Council adopts the ordinance surplus the property on June 19 and if we get the notice to the local news next week.

- ✓ An ordinance memorializing the action is in preparation for Monday night.
- ✓ We are still waiting on paperwork from the Dept of Military Affairs which staff has said they have mailed the City actually becomes owner of the real estate.
- ✓ The notice has been crafted with the thought that: (A) it requests sufficient information for the Council to understand the nature and details associated with developments for which we hope to receive proposals; and (B) that the City would enter into any necessary negotiations with select a developer(s) regarding a proposal(s) favored by the Council. This may be a two-step process.
- ✓ Does the Council wish to ask for a cash payment associated with the sale of the real estate? At a minimum, this could be used to differentiate proposals the Council finds to have commensurate merit.