

**AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
APRIL 2, 2018  
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. Sexual Assault Awareness & Child Abuse Prevention Month
- V. City Council Action**
  - 1. Consent Agenda
    - a. Approval of Minutes – 03/19/18
  - 2. Presentation of Frisbee Golf Course Concept in Bryan Park
  - 3. Second Reading – Approval of TIF Project Requests
  - 4. Second Reading of FY19 City of Salem Budget – Focus on All Other-Fund Budgets
  - 5. Approval of Bid for Oil & Chip Materials (MFT)
  - 6. Approval of Contracts with Curry & Associates for Town Creek Sanitary Sewer Replacement and S Marion Water Line Replacement
- 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. **Presentation of Frisbee Golf Course Concept in Bryan Park:** Two gentlemen approached Marion County YMCA Director, Jed Casburn, about a concept for a Frisbee golf course in Bryan Park. I anticipate they will be on hand at our next meeting to pitch their concept. A course lay out may be presented. I anticipate the City Council will want to take time to review their concept for potential approval at our April 16 meeting.
3. **Second Reading – Approval of TIF Project Requests:** Having previously approved the Elks roof project, we really only have one viable project to consider at the moment, being the request for assistance with window replacement from Jeannell Charman. I understand there is enough support from the City Council to approve her request, as the new windows will improve the appearance of Downtown. If approval is in fact to be granted, I have the following recommendations:
  - ✓ Limit TIF assistance to \$15,000, which I normally recommend. I have been working on planning for construction of previously discussed, Downtown parking projects for which TIF dollars are scarce, and I also recommend keeping a common limit for all Downtown TIF projects.
  - ✓ In addition to making the assistance a “forgivable loan,” I recommend we begin including a new provision in ***all future*** TIF agreements which require repayment of half of the “unforgiven” assistance in the event real estate is sold over a value threshold during the term of the forgivable loan. I’ve thought the value threshold could be equal to the fair market value determined by the County. This value may not always work, but could be a starting point and become negotiable prior to execution of a TIF agreement. At \$15,000, I have traditionally made the loans forgivable in three years with possible repayment reducing by \$5,000 each year. As an example, for a TIF-assisted property valued at \$100,000 FMV and sold for \$115,000 in the second year of a three-year term, \$7,500 would be returned to the Downtown TIF. If sold for \$125,000, the amount returned would be \$10,000.

As of publication of the agenda, I don’t have final word from Jeanne Gustafson about the application from Brad Dickneite. They seem to be making progress on landing him at a site somewhere in Salem, but it’s unknown right now if something will be ready for consideration Monday night. Perhaps we give Brad until April 16 to finalize a site for TIF consideration. Incidentally, I’ve been told unofficially that another Downtown property owner is interested in making a request for TIF assistance.

4. **Second Reading – All Other-Fund Budgets:** I plan to present all other, non-General Fund budgets Monday night. Thereafter, the budget could be in a position for final approval on April 16 after having a public hearing and final reading of the budget.
5. **Approval of Bid for Oil & Chip Materials (MFT):** Rhutasel & Associates has assisted us with bidding for oil and chip materials for MFT-financed road chipping this summer. Rhutasel recommends the City accept the low bid for seal coat from Mike Maedge Trucking and the low bid for rock from Beelman.

Bidder / Materials	Bid / Ton	Bid Total
Maedge Trucking / Seal coat oil	\$333.41/ton	\$83,352.50
Beelman Logistics	\$13.88/ton	\$37,476.00

6. **Approval of Contracts with Curry & Associates....**: The FY19 budget proposes one sanitary sewer and one water line replacement project in Fund 18. Engineering for the Town Creek sewer project is proposed not to exceed \$34,000, while the Marion Street water line project is proposed not to exceed \$15,800. Request approval.