

**AGENDA
CITY OF SALEM
REGULAR CITY COUNCIL MEETING
January 2, 2018**

- 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 – December 18, 2017
 - 2. Approval of? Class A Liquor License
 - 3. Approval of Use of Downtown TIF Dollars for Rear Expansion of Theatre
 - 4. Approval of Proposal from Fick, Eggemeyer & Williamson Auditor
 - 5. Surplus of "Brown? Shoe" Property, notice of Surplus/RFP

- VI. City Manager Report**
- VII. City Attorney Report**
- VIII. Finance Director Report**
- IX. City Council Report**
- X. Adjournment**

**Bill Gruen
City Manager**

**MINUTES
CITY OF SALEM
CITY COUNCIL MEETING
JANUARY 2, 2018 – 6:00 PM**

I. CALL TO ORDER

The regular January 2, 2018 meeting of the City Council was convened at 6:00 p.m. and called to order by Mayor Rex Barbee.

Council members present:

Councilman Nic Farley
Councilwoman Sue Morgan
Mayor Rex Barbee

Councilman Craig Morton arrived at 6:02 pm.

Council members absent:

Councilman Tim Hudspeth

Others present:

City Manager Bill Gruen	City Attorney Mike Jones
City Clerk Bev Quinn	Chief of Police Sean Reynolds
Asst. Public Works Director Annette Brushwitz	Finance Director Keli Barrow
Economic Development Dir. Jeanne Gustafson	Deputy Chief of Police Susan Miller
Mark Decker, Historical Commission	Members of the Media and Public

II. PRAYER AND PLEDGE OF ALLEGIANCE

Opening prayer was given by Councilwoman Morgan, followed by the Pledge of Allegiance to the Flag.

III. PRESENTATION OF PETITIONS/PUBLIC COMMENTS

Mayor Barbee congratulated the Police Department on having its 911 system up and running, and having its telecommunications officers back in the Salem police department building. Mayor Barbee offered all in the community his best wishes for a prosperous and happy new year in 2018.

After City Council Action:

Mayor Barbee recognized Mark Decker in the audience, and asked if he had wanted to address City Council. Mr. Decker, who is Marion County's Bicentennial Liaison, announced that the Bryan Bennett Library has been selected to host one of the Bicentennial Trivia Events, and there will be more information to come. Mayor Barbee congratulated Mr. Decker on this accomplishment, and thanked him for all he is doing as Marion County's liaison with the Bicentennial Committee.

IV. MAYOR'S REPORT AND PRESENTATIONS - None.

V. CITY COUNCIL ACTION

1. Consent Agenda

- a.** Approval of Minutes – December 18, 2017 Regular Meeting

Upon noting that the December 4th minutes had been attached to the agenda instead of the December 18 minutes, action was postponed until the next meeting.

2. Approval of Class A Liquor License

Mayor Barbee indicated he received a request from Jerry Moon of DJs Liquors requesting that his license be changed from a “Class C” package to a “Class A” tavern license, which would permit him to have video gaming machines in his business. Mayor Barbee indicated he feels this action is warranted, as it will help DJ’s stay competitive, and added that the action being requested this evening is that the total number of Class A licenses permitted at one time be increased from five (5) to six (6). Councilman Morton indicated that he is in favor, as he wants to support a long term local business. Councilwoman Morgan added that also is in favor, as she does not want to see the City discriminate against a business that has been in operation for many years. Consensus of the City Council was to place reduction of the Class C Package licenses from five (5) to four (4) on the next meeting agenda. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve Ordinance 2018-01 amending Chapter 3 of the City of Salem Code of Ordinances to increase the number of Class A liquor licenses permitted at one time from five (5) to six (6). Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

3. Approval of Use of Downtown TIF Dollars for Rear Expansion of Theatre

City Manager Gruen indicated the City Council had previously approved use of RLF funds for the expansion of the Theatre building. Since that time, the City has received notification from DCEO that they will not be approving any additional projects prior to the funds being pulled back to them. The Theatre Board has made multiple efforts to get this project done, been approved for various grants and funding, which for one reason or another have fallen through. Mr. Gruen indicated Economic Development Director Gustafson has proposed using TIF dollars to get this project done.

Economic Development Director Gustafson added that she and the Theatre Board obtained two quotes on the project when putting together the RLF project, one of which was from Woltman. Gustafson added that if City Council takes action to approve using TIF funds for this project, the motion needs to include waiving the bid process, and the vote will need to have four affirmative votes.

Theatre Board Chairman Drew Johnson indicated the Board started this project in 2010, and had secured funding several times. Due to the budget impasse, etc., the project has not been funded. The project includes creation of dressing rooms containing areas for makeup and wardrobe, restrooms, etc. Currently those involved in shows are running across the street to the Fire Department to use their restrooms. The proposed expansion will provide three things: 1) increased programming; 2) economic growth through bringing people to town to spend money on gas, hotels and food; and 3) more opportunities for the youth of the community to be more involved. Mr. Johnson added that the Theatre Board intends to do the expansion while continuing to hold events at the theatre building. Currently, the Board cannot hold additional events at the theatre when a play is going on, because there is no place to put the props. Mayor Barbee commended that he wholeheartedly agrees with Mr. Johnson. Mr. Johnson added that the Board has raised \$25,000 that it is willing to put into the project, if needed, for contingencies.

Director Gustafson added that Randy Turner of Woltman’s had been very helpful in providing one of the two cost estimates which were needed when putting together the RLF project budget. Gustafson suggested providing the Board with \$157,600 and turning the project back over to the Theatre Board, Woltman’s, and the Building Inspector.

City Manager Gruen asked Mr. Turner how many times he has visited the site. Mr. Turner said he has been onsite five times, and has also had his subcontractors onsite. Turner added that he is confident in expanding to the rear of the existing building, but does not know what they will find underground. Councilwoman Morgan asked Mr. Turner if he is satisfied with the existing plans. Mr. Turner responded that he will use the draft plans put together by Brian Edmison, and add to them. The existing heating and cooling units will be placed on top of the new addition to the building. The duct work will be completed ahead of time. Mr. Gruen added that the City will need a sealed set of plans in order for the Building Inspector to issue a building permit. Mr. Gruen

added that any action taken be contingent upon obtaining a sealed set of plans and waiving the bidding process. Councilwoman Morgan asked Mr. Woltman when he could start. Mr. Turner indicated that dependent upon the frost line, it could be within a couple of weeks. The project should be a three to four month project. Mr. Gruen asked if the Theatre Board had received a bill from Brian Edmison. Mr. Johnson replied that he believes Mr. Edmison volunteered his time, as there was no discussion regarding payment.

Councilman Farley indicated he is totally in support of this project. Mayor Barbee asked if there are any TIF restrictions the Council needs to be aware of. Director Gustafson said “no”. Councilman Morton indicated he likes that the theatre would be able to accommodate additional school programs and events ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to approve using TIF funds in the amount of \$157,000 for the Theatre expansion, contingent upon the Building Inspector receiving a sealed set of plans to use in issuing a building permit, and that the bidding process be waived. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Farley, Mayor Barbee. NAYS: None. Motion carried.***

4. Approval of Proposal from Fick, Eggermeyer & Williamson Auditors

Mayor Barbee indicated the City Manager and Finance Director meet with the two low bidders on the proposal for three-years of auditing services, and are recommending awarding the bid to Fick, Eggermeyer & Williamson. City Manager Gruen added that FEW performs auditing services for some for some smaller towns around Mt. Vernon, as well as Monroe County, Red Bud and several schools. Gruen added that he spoke to Monroe County and the City of Red Bud, and FEW received good reviews. Gruen added that he does not want to imply that Glass & Shuffett has done anything wrong, it’s just that the City has used them for several years, and it is good to have fresh eyes on the City’s finances. Mr. Gruen indicated he recommends approval of the proposal from Fick, Eggermeyer and Williamson to perform audit services for the next three years. Mr. Gruen added that with FEW, we will be receiving the services of CPAs, rather than young accountants. Councilman Farley commended Mr. Gruen and Ms. Barrow for their work on this. ***Motion was made by Councilwoman Morgan and seconded by Councilman Farley to approve the proposal from Fick, Eggermeyer and Williamson for the next three years’ audits. Roll call vote: AYES: Councilwoman Morgan, Councilman Farley, Mayor Barbee. NAYS: Councilman Morton. Motion carried.***

5. Surplus of “Brown Shoe” property, Notice of Surplus/RFP

City Manager Gruen indicated he has prepared a notice of Surplus/RFP on the former Brown Shoe property, and based on Council input at the last meeting, did not specify any preferred type of development. The notice requests sealed bids to be opened on a date certain. If no satisfactory proposal is received on that date certain, the request will remain open. Mayor Barbee indicated he feels this is the City’s best effort to attract development, and he would like to see the property back on the tax rolls. ***Motion was made by Councilman Farley and seconded by Councilwoman Morgan to declare the former Brown Shoe Company property as surplus, to approve the Notice/RFP, and that the request will remain open if no acceptable proposal is received. Roll call vote: AYES: Councilman Farley, Councilman Morton, Councilwoman Morgan, Mayor Barbee. NAYS: None. Motion carried.***

VI. CITY MANAGER REPORT

City Manager Gruen reported that work on the FY19 budget will begin soon.

Gruen indicated Public Works employees are often called out in the extreme cold in the middle of the night, and our Police officers are also working outside, and he wants to remind the public of the hard work City employees are doing to keep our community running.

VII. CITY ATTORNEY REPORT

No report.

VIII. FINANCE DIRECTOR REPORT

No report.

IX. CITY COUNCIL REPORT

Councilwoman Morgan commented that she is super excited about the Theatre expansion, and **Councilman Farley** added that the expansion will open up endless opportunities.

Mayor Barbee offered everyone his best wishes for a happy and prosperous 2018.

XI. ADJOURNMENT

As there was no further business to discuss, ***motion was made by Councilman Morton and seconded by Councilwoman Morgan to adjourn the meeting at 6:40 p.m. Roll call vote: AYES: Councilman Morton, Councilwoman Morgan, Councilman Farley and Mayor Barbee. NAYS: None. Motion carried.***

Bev Quinn, CMC
City Clerk

Minutes approved: _____