

AGENDA  
CITY OF SALEM  
REGULAR CITY COUNCIL MEETING  
MAY 21, 2018  
6:00 PM REGULAR MEETING

- 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 – 05/07/18
  - 2. Approval of Application from Grubaugh Contracting for TIF Assistance tied to development of former Selmaville School
  - 3. Approval of Application from Andy & Tracy Crouch for TIF Assistance for 220 West Church
  - 4. Approval of for Materials and Construction FY19 Gas System improvements
  - 5. Approval of Bills Payable
  
- 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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MINUTES  
CITY OF SALEM  
CITY COUNCIL MEETING  
MAY 5, 2018 – 6:00 PM

- I. **CALL TO ORDER**

The regular May 21, 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 Jim Koehler  
Councilman Nic Farley  
Councilman Craig Morton (arrived shortly after call to order)  
Councilwoman Sue Morgan  
Mayor Rex Barbee

**Others present:**

City Manager Bill Gruen	City Attorney Mike Jones
Deputy City Clerk Jill Combs	Chief of Police Sean Reynolds
Public Works Director John Pruden	Deputy Chief of Police Susan Miller
Public Works Assist. Annette Brushwitz	Members of the Media and Public
Economic Dev. Dir. Jeanne Gustafson	Dennis Grubaugh, Grubaugh Contracting
  
- II. **PRAYER AND PLEDGE OF ALLEGIANCE**

Opening prayer was given by Councilwoman Sue Morgan, followed by the Pledge of Allegiance to the Flag.
  
- III. **PRESENTATION OF PETITIONS/PUBLIC COMMENTS** – None.
- IV. **MAYOR’S REPORT AND PRESENTATIONS**
  - 1. Mayor Barbee thanked the Public Works Department and DOEM for their preparedness to assist with the water emergency in the Mt Vernon area. The Mayor commended the American Legion on their upcoming Memorial Day program and congratulated the graduates of all ages.
  
- V. **CITY COUNCIL ACTION**
  - 1. **Consent Agenda**
    - a. Approval of Minutes – May 7, 2018

*Motion was made by Councilman Farley and seconded by Councilwoman Morgan that the Consent Agenda be approved. Roll call vote: AYES: Councilman Koehler, Councilman Farley, Councilman Morton, Councilwoman Morgan, and Mayor Barbee. NAYS: None. Motion carried.*

**2. Approval of Application from Grubaugh Contracting for TIF Assistance tied to redevelopment of former Selmaville School**

City Manager Bill Gruen indicated this was the second reading of the application, which was included in the meeting packets. Gruen added that City Attorney Mike Jones and Economic Development Director Jeanne Gustafson had both reviewed the Development Agreement. The maximum reimbursement is set at \$165,000. Gruen reported that a couple of changes had been made regarding the processing of reimbursement in 15 days instead of 60. Also Dennis Grubaugh will decide what the building will be used for, but he will provide the City with architectural plans before occupancy. After discussion, it was determined that Bill Gruen and Dennis Grubaugh would decide on the start date for the project. ***Motion was made by Councilwoman Morgan and seconded by Councilman Morton to approve the TIF agreement for Grubaugh Contracting to redevelop the former Selmaville North School. Roll call vote: AYES: Councilwoman Morgan, Councilman Morton, Councilman Farley, Councilwoman Koehler, and Mayor Barbee. Motion carried.***

**3. Approval of Application from Andy & Tracy Crouch for TIF Assistance for 220 West Church**

City Manager Gruen indicated that the TIF application for \$15,000 was included in the Council and Mayor's meeting packet. After a short discussion ***Motion was made by Councilman Farley and seconded by Councilman Koehler to approve the application for \$15,000 TIF assistance to redevelop 220 West Church. Roll call vote: AYES: Councilwoman Morgan, Councilman Morton, Councilman Farley, Councilman Koehler, and Mayor Barbee. NAYS: None. Motion carried.***

**4. Approval of Bid for Materials and Construction of FY19 Gas System Improvements**

Mayor Barbee asked Public Works Director John Pruden to present the information to the Council. John Pruden indicated that the construction bid packet had been mailed to five companies. The low bid was \$261,105 from Kieffer Bros Construction of Mt. Carmel, and he and USDI are recommending award to Kieffer Brothers Construction in the amount of \$261,105.

Pruden indicated that a separate bid request went out for materials. Consolidated Pipe submitted the overall low bid in the amount of \$21,848.95 with USSI submitting the next lowest bid in the amount of \$22,150.50. Pruden indicated they have experienced some delays with Consolidated in the past on the connector pieces, and they have indicated they may need 4-6 months of lead time to get the parts. USSI has the parts in stock. Dir. Pruden and USDI are recommending that the material award be split, with the pipe coming from Consolidated Pipe & Supply, Inc. and the components coming from USSI, so that this project can be started right away. ***Motion was made by Council Farley and seconded by Councilwoman Morgan to approve award of the construction portion of the 2018 Natural Gas Line Improvement project to Kieffer Brothers Construction and the materials from Consolidated Pipe & Supply for pipe and USSI for components, as recommended. Roll call vote: AYES: Councilman Farley, Councilman Koehler, Councilwoman Morgan, Councilman Morton, and Mayor Barbee. NAYS: None. Motion carried.***

**5. Approval of Bills Payable**

***Motion was made by Council Farley and seconded by Councilman Koehler to approve Bills Payable as presented. Roll call vote: AYES: Councilman Farley, Councilman Koehler, Councilwoman Morgan, Councilman Morton, and Mayor Barbee. NAYS: None. Motion carried.***

**VI. CITY MANAGER'S REPORT**

- Bill Gruen indicated the City Pool was ready to open May 26<sup>th</sup> as scheduled and thanked Annette Brushwitz for her work.
- Gruen reported interviews for a Code Enforcement Officer had been completed and a selection might be made by Chief Reynolds this week. Gruen thanked Russell Paddick for handling both jobs, Animal Control and Code Enforcement, during the hiring process.
- City Manager Gruen also indicated 3 or 4 companies were interested in the bid of the City Hall lobby renovation, which will hopefully be on the June Agenda for approval.

**VII. CITY ATTORNEY REPORT – None.**

**VIII. FINANCE DIRECTOR REPORT – Not present.**

**IX. CITY COUNCIL REPORTS**

**Councilman Farley** indicated it was Public Works Appreciation Week and thanked John Pruden and Annette Brushwitz for all they do.

**Councilwoman Morgan** also noted that National Police Appreciation Week was the prior week and thanked them for their service. Mayor Barbee reported that Principal Boyles mentioned to him how much he appreciated the Police coming though the school on a weekly basis and getting to know the kids.

**Councilman Koehler** reported that the concrete signs into town need cleaned up.

**Councilwoman Morgan** stated she was glad to see the new Denny's construction up and going.

X. **ADJOURNMENT**

As there was no further business to discuss, ***motion was made by Councilman Farley and seconded by Councilwoman Morgan to adjourn the meeting at 6:20 p.m. Roll call vote: AYES: Councilman Koehler, Councilman Farley, Councilman Morton, Councilwoman Morgan, and Mayor Barbee. NAYS: None. Motion carried.***

Jill Combs  
Deputy City Clerk

Minutes approved: June 4, 2018