

CITY OF SALEM
REGULAR CITY COUNCIL MEETING
March 18, 2024 – 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
 - City Council Minutes – request approval for 03-04-2024 meeting minutes.
 - 2. Request from Bryan Bennett Library for a no-interest loan to replace aging HVAC units.
 - 3. Request for approval of an ordinance approving and authorizing the execution of a tax increment financing TIF district redevelopment agreement between the City of Salem and Kenneth and Carol Bromley/D.B.A. Bromley Excavating
 - 4. Request from Chief Ambuehl to declare items collected as surplus.
 - 5. Request from Finance Director Barrow to close the ARPA Account. The account was used to hold grant funds during the S. Broadway water line project. With the project at completion the account can now be closed.
 - 6. Request for approval to lease a 2025 Ford Police Interceptor from the Enterprise Lease Agreement plan that was previously put into place.
 - 7. A request has been made by Rob Schnicker, who is requesting to put up blue ribbons on light poles and planters downtown in Salem for the month of April to raise awareness of child abuse in Marion County for Child Abuse Prevention month.
 - 8. Request approval of the 2024 Fireworks Display Agreement from J&M Display.
 - 9. Requesting approval of an estimate from Security Alarm to add (3) three security cameras at City Hall.
 - 10. Request to authorize purchase of the property located at 203 W. McMackin St.
 - 11. Review of the General Fund budgets for the FY 25’budget season.
 - 12. Request Approval for updated Zoning Map
 - 13. Request approval of low bid for Water Plant chemicals for FY 25’
 - 14. Approval of Accounts Payable from 2-19-2024 through 3-15-2024
- VI. City Manager Report with Department Head Updates**
- VII. City Attorney Report**
- VIII. City Council Members Report**
- IX. Motion to Adjourn**

Annette Sola
Interim City Manager

A. Sola

REGULAR CITY COUNCIL MEETING
March 18, 2024 – 6:00 PM

1. Consent Agenda – Council members have been provided with a copy of the minutes from the prior Council meeting held on March 4, 2024. **Recommending approval of the minutes of the March 4, 2024 Council minutes as presented.**
2. Kim Keller, Library Director has submitted a formal request for a no-interest loan of \$50,000.00 to replace 5 aging HVAC units at the library. Library Director Keller states that several calls for emergency repair are eating up the maintenance budget for the library. The loan would be repaid at \$10,000 per year for 5 years, using revenue from the .02 Building and Maintenance Tax. The Finance Director could not find documentation on where the City has provided loans in the past but money borrowed from one fund to the other are paid back at a 3% interest rate. **City Manager and Finance Director feel the requested amount is larger than we feel comfortable recommending approval for. If an agreement can be reached interest should be charged at a rate of not less than 3%.**
3. Seeking approval of an ordinance approving and authorizing the execution of a tax increment financing TIF district redevelopment agreement between the City of Salem and Kenneth and Carol Bromley D.B.A. Bromley Excavating. The agreement will provide \$65,000.00 in reimbursable expenses to acquire the property from the City of Salem and construct and operate a concrete recycling yard on Hotze Rd. in Salem to collect, stockpile, crush and sell recycled concrete and asphalt. compliance with the stipulations provided within the agreement. **Recommend approval of Ordinance 2024-05. Approving and Authorizing the execution of a TIF district redevelopment agreement between the City of Salem and Kenneth and Carol Bromley/D.B.A. Bromley Excavating in the amount of \$65,000.00**
4. Chief Ambuehl has provided an extensive list of items that have been collected during 2023 and stored as evidence. The items are no longer needed and the department is out of storage. **Requesting approval to list all items as surplus and to be sold or discarded depending on their value.**
5. Per grant fund requirements a separate account was established to hold funds from the ARPA grant monies received to complete the water line project on S. Broadway from Main St. to Purcell St. The project is now complete and we are able to close this account out. **Requesting approval of closing the ARPA grant fund account.**
6. The FY '25 budget for the police department will include an additional vehicle lease/purchase as outlined in our original agreement. To lock in the current price the vehicle purchase will need to agreed upon now with the money being spent out of the upcoming budget. First year cost of \$24,400.00 is included in current budget figures. **Recommend approval of the lease/purchase of the 2025 Ford Police Interceptor with a lease price of \$14,400.00 and \$12,000.00 for vehicle set up with a total cost of \$24,400.00**
7. A request has been made by Rob Schnicker, a member of an informal group, who is requesting to put up blue ribbons on light poles and planters downtown in Salem for the month of April to raise awareness of child abuse in Marion County for Child Abuse Prevention month. **Recommend approval of Mr. Schnicker's request.**

8. Brian Marxman from J&M Displays has presented the City with an agreement to once again provide the fireworks display for the City of Salem's annual July 4th celebration. The program will be similar to the display from last year in terms to volume. The Salem Tourism Board has agreed to donate \$10,000.00 towards the cost and will begin seeking ways to fund raise in the future to fund this event. **Recommend approval of the agreement from J&M Displays for \$25,000.00 for the July 4th fireworks celebration.**

9. An estimate to install three cameras at City Hall has been received from Security Alarm. One camera would be installed just inside the front lobby to capture people as they enter the building. This is an additional line of safety for the Utility Clerks as well as members of the public entering City Hall after hours for meetings. The second camera would be installed outside of the back door of City Hall to capture anyone walking in the narrow back corridor of the building. If leaving the building by yourself you have no line of site to anyone standing around the corner of the building. The third camera would be installed on the back of the theatre building and would capture the parking area on the corner as well as an area of McMackin St. The cost of the installation is \$4,732.00. **Recommend approval of the estimate to install three security cameras at City Hall in the amount of \$4,732.00 from Security Alarm.**

10. Requesting council approval to purchase the lot at 203 W. McMackin St. for no more than \$45,000.00 using TIF 3 funds. This area would be used to develop the lot into a public outdoor space that can be used for farmers markets, art fairs/contest, concerts, pop-up food truck events and various other types of gatherings. As our downtown is located with Rt. 50 and Rt. 37 crosshairs, we are unable to hold events in the main downtown area. Store fronts and office space do not allow for events or outdoor dining to be held in the main downtown area. This would allow the opportunity to begin to incentivize development on the peripheral area of downtown. **Recommend approval to authorize the purchase of the lot at 203 W. McMackin for not more than \$45,000.00 using TIF 3 funds.**

11. Review of the General Fund budgets for the upcoming FY 25' budget season. Documentation has been provided for needed expenses for the upcoming budget year. Department Heads have worked with the City Manager and the Finance Director to work through budget short falls and at this time all accounts are in good standing. This is review only and we will bring the entire budget back for approval at an April council meeting

12. Approval Review and approval of the zoning map. This review and approval is done annually to comply with statute. One property, at the corner of Whittaker St. and College St. (the former Brown Shoe property) has been rezoned from partially RS-5 Single Family and Industrial to solely Industrial. **Recommend approval of the zoning map for the City of Salem.**

13. Bid packets were sent out requesting chemical pricing for the FY 25' calendar year. Low bids include:

Soda Ash \$18.25 per 50# bag – Brentag Mid-South, Inc.
Chlorine \$1,960.00 ton - Hawkins, Inc.
Request approval of low bid for chemicals at the Salem Water Treatment Plant.

14. **Request for approval of Accounts Payable from 2-19-2024 through 3-15-2024**