

**City of Salem
Regular Council Meeting
February 28, 2006**

Present: James Plaugher, Councilman
Phyllis Plaugher, Councilwoman
Eric Wolford, Mayor
Jackie Ritter, City Recorder
Fredette Leda, Councilwoman
Dave Fisher, Councilman
Frank Robinette, City Manager

Absent: Grady Lamb, Councilman
Derika Sutton, Councilwoman

The Salem City Council met on Tuesday February 28, 2006 for its regular council meeting. Mayor Wolford called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance and Prayer:

Mayor Wolford opened the meeting with the Pledge of Allegiance and James Plaugher offered prayer.

2. Review and Approval of Minutes from Previous Meetings:

The minutes for the January 24, 2006 regular council meeting were reviewed. Typographical and grammatical corrections were noted under item 4 on page 2. Councilwoman Plaugher made a motion to approve the January 24, 2006 minutes with the noted corrections. Councilwoman Leda seconded the motion. Carried 5/0.

OLD BUSINESS

3. Building Inspector/Vincent Smith:

Building Inspector, Vincent Smith, provided a packet of information regarding the condemned houses including the bids for the asbestos abatement and demolition. Councilman Fisher requested this packet be attached to the minutes for this meeting. There was discussion of the progress made with several properties that have new owners. Three properties were chosen to begin the demolition process, 195 W. Main Street, 188A E. Main Street and 226 Liberty Street. The City Attorney is working on an updated title search that should be ready by next week. The original title search did not go back the required 60 years but the new title search will include this requirement. Vincent has not been able to check with the contractors to see if they will honor their bids. Councilman Fisher made a motion for the Building Inspector in concurrence with the City Manager to start the process of demolition forthwith on the three chosen properties including contacting the asbestos and demolition contractors for a revised update of the original bids with approval of up to a maximum of a 10% overrun, see attached addendum. Councilman Plaugher seconded the motion. Carried 5/0. There was discussion of how to begin on the properties that have new owners. Councilman Fisher made a motion

directing the Building Inspector in concurrence with the City Manager to send registered letters to the

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current property owners advising of the condemnation and requesting, in writing within 15 days of receipt of the letter, a reasonable and prudent timeline including their planned date of demolition with the planned demolition to be within 90 days of the letter. Councilwoman Plaughner seconded the motion. Carried 5/0.

4. Second and Final Reading and Public Input on Sewer Surcharge:

The public hearing was conducted first with the following comments:

- A. Israel Williams requested the amount of the monthly sewer surcharge, \$2.00 per thousand gallons of water.
- B. Mrs. Ingram stated she felt the bills were high enough and also wondered about the status of the city audit.

Councilman Fisher made a motion to complete the second reading by title only. Councilwoman Plaughner seconded the motion. Carried 4/1 with Councilwoman Leda opposing. Mayor Wolford completed the second reading by title only. There was discussion of the need to pay the account arrears and the possibility of removing the surcharge in approximately two years when the arrears are paid. The money from the sale of the sewer department property was recently received and applied to the arrears. Councilwoman Plaughner made a motion to approve the second reading of the sewer surcharge. Councilman Fisher seconded the motion. Carried 4/1 with Councilwoman Leda opposing.

5. Adoption of Harrison County Hazard Mitigation Plan:

The City Manager reported that FEMA grant money would be difficult to obtain if this hazard mitigation plan was not approved by the city. Councilman Fisher reported he had read the entire plan and felt it was a standard mutual aid agreement and would recommend approval. Councilman Fisher made a motion to approve the adoption of the Harrison County Hazard Mitigation Plan. Councilman Plaughner seconded the motion. Carried 5/0.

**Councilwoman Leda requested an update on the letter of response to Mrs. Swiger. The City Manager reported he had been unable to complete this letter and would provide a copy to council when it was completed. She also requested the list of city hall expenditures that was discussed at the last council meeting. The City Manager stated this would be provided in his report.

**Patrick Fluharty requested written verification of his permission to build a pavilion at the Salem Park. The Public Works Director, Ronnie Davis, stated the location would be between the volleyball court and where the basketball court will be built. Ronnie also reported work on the basketball court would be begin the first of April.

NEW BUSINESS

6. Allegheny Power Tree Cutting:

There was review of a letter from Allegheny Power regarding their plans to clear a right of way on city property and their proposed payment of \$978.69 for trees to be cut down in April 2006. Prior to signing the agreement and release, the City Manager will determine exactly which city property they are referring and will check to see if they will be taking the designated trees or will be leaving them.

7. Resolution adopting Harrison County Hazard Mitigation Plan:

This was addressed under item 5.

8. City Managers Report:

- A.** The City Manager discussed the police court fees and fines collected. He reported the new police officer will go to the academy in the spring. There was discussion of the shifts being covered by the police officers and suggestions to change the police officers work schedules to cover certain times of the week. There was discussion of speeding problems in the city and the need to address this. The City Manager will discuss this with the Police Chief. There was discussion of the police report as well.
- B.** There was review and discussion of the amended organizational chart of the city staff, mayor and council. Councilwoman Plaughter made a motion to adopt the new chart for the City of Salem as presented by the City Manager. Councilman Fisher seconded the motion. Carried 5/0.
- C.** The City Manager reported he discussed the title searches done for the condemned houses and was unable to obtain the exact cost. The City Attorney was unable to give an exact amount as he stated it was taken out of the retainer fees.
- D.** There was review of some city account balances effective this date.
- E.** The City Manager reported MSES Consultants would be providing a training schedule for the confined space training needed. They also will assist in finding the equipment needed for this training and other items such as meters, harnesses, and tripods.
- F.** The Public Works Director reported a 6 footer is needed at the water plant. He will obtain a cost estimate for this needed meter as well as other water meters needed and present at next council meeting.
- G.** There was discussion of the sale of the unused city vehicles. The Public Works Director reported he had been unable to determine the minimum bids yet but will be completing this soon and the City Manager will be running an ad in the paper to accept bids until March 28th. There was also discussion of the status of police cruiser repairs.
- H.** Problems with the garbage truck continue. A price was obtained on a 2000/2001-used garbage truck but the dealer may also consider a rent to own. The City Manager and the Public Works Director will discuss this further with the dealer.
- I.** The City Manager reported a council workshop was needed to review city budgets, which has to be in to the state auditors by March 28th. The workshop was scheduled for March 9, 2006 at 5:00 p.m. at city hall.

- J.** The City Manager reported that some city attorney bills are still outstanding.
- K.** Councilwoman Plaughter reported she is planning a city employee summer picnic. She will circulate a list of suggested dates and will then vote on a date
- L.** There was review of the city hall expenditures since July 2005. Some of the expenses included were: Advertising costs - \$2,000, Gas Heating costs - \$7,000, Travel for workshops - \$700, \$200 for a staff workshop, \$772 for uniforms. The City Manager reports he is waiting on the State Tax Dept. to complete last years audit. He reported many codes and line items will be reorganized. There was discussion of the agreement with the Library for the use of the city space and heating and electric costs.

**There was discussion of street repair and abandoned vehicle issues.

**At 8:50 p.m. Councilman Fisher made a motion to move to executive session to discuss a personnel matter. Councilman Plaughter seconded the motion. Carried 5/0.

EXECUTIVE SESSION

9. Personnel Matter

**At 9:04 p.m. Councilwoman Leda made a motion to return to regular session. Councilwoman Plaughter seconded the motion. Carried 5/0.

**At 9:05 p.m. Councilman Fisher made a motion to adjourn. Councilwoman Plaughter seconded the motion. Carried 5/0.

TABLED BUSINESS

1. Allegheny Power Street Light Agreement
2. Actions of Sponsor Grant Agreements
3. Consideration of Purchasing a Gate and Fencing for Water Dept.
4. Workshop Committee Meeting Safety Director

Mayor

Recorder