



P.O. BOX 443

• 9814 ANTIOCH ROAD (Hwy 83)

• SALEM, WI 53168

TELEPHONE (262) 843-2313

FAX (262) 843-4432

### **Town Informational Meeting**

**PLEASE TAKE NOTICE, that the Town Board of the Town of Salem held a Town Informational Meeting on Monday, March 26, 2007 at 6:00 P.M. at the Salem Town Hall, 9814 - Antioch Road, Salem, WI 53168.**

**The topic for discussion was the proposed Property Purchase and Construction Project for a Joint Fire/Rescue & Highway Facility.**

Chairman Tesar called the meeting to order at 6:03 P.M. Present for the meeting were: Chairman Tesar; Supervisors Faber, O'Connell, and Weidman. Supervisor Meier was excused. Also present for the meeting were: Town Clerk Lynn Pepper; Town Attorney Richard Scholze; Utility District Administrator Brad Zautcke; Highway Superintendent Mike Murdock; and Fire/Rescue Chief Mike Slover.

Fire/Rescue Chief Mike Slover explained that he has met individually with the Board regarding conceptual ideas and has also met with Planning & Zoning to make sure that this proposal is usable for the future. Chief Slover explained that this proposal has moved into a quick moving project because there are DNR concerns that the Highway Department needs to meet.

Chief Slover explained that that Fire/Rescue would like to acquire property but is not in any hurry to build. Fire/Rescue will need five to six acres to relocate the Trevor Fire Station and meet OSHA requirements. The Highway Department is interested in the same site and has immediate deficiencies. The electors gave permission at the Budget Hearing to look at a conceptual plan. It would save the Town a great deal of money to combine the projects. Chief Slover explained that he met with the property owner. The land has been appraised and they have a suggested offer for the purchase of the land. The combined facility on twenty acres would serve as a facility for the Highway Department as well as Fire/Rescue and a Fire/Rescue Training Ground.

Mr. John Wallenkamp, Kueny Architects explained that essentially, this is two facilities. In regards to the Highway Department, there is a laundry list of noted deficiencies causing lower productivity as well as lower longevity in regards to equipment. Combining these facilities saves over 10,000 square feet on a conceptual plan of eighteen to twenty acres. The proposed location is at the corner of Highway C and 258<sup>th</sup>. The proposed building would contain 31,500 square feet for the Highway Department and 14,000 square feet for Fire/Rescue. The Training



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Ground would house multiple buildings for trainings such as burns, towers, confined spaces, and stand pipe training. There would be a connection between the two departments where they could meet. In addition, there would be a parking bay, housed within and heated to 45 degrees. This area would also serve as a maintenance bay.

Highway Superintendent Murdock added that the Utility District would use the bay as well and that they would also use the training grounds.

In response to Chairman Tesar, Superintendent Murdock explained that at the year 2035, the total projected build out is for 180 - 185 miles of road. Currently, the Town has 100 miles. The Highway Department is based on X number of miles of road. Six to eight more pieces will be needed at total build out.

Mr. Lloyd Miller, 11413 259<sup>th</sup> Avenue explained that land was purchased in 1974 to add onto the existing Trevor Fire Station.

Chief Slover explained that there are deficiencies with the current station such as insufficient room to house a ladder truck. The Department would be better off with a new facility rather than remodeling the old one. The current station is owned by the Trevor Firefighters Association.

Mrs. Virginia Winker, 24709 82<sup>nd</sup> Street questioned if the station should be more centrally located. In response, Chief Slover explained that the station needs to be centrally located for Trevor, within five miles of concentric circles.

In response to Mrs. Winker, Chief Slover explained that they have not contacted the property owner yet regarding their suggested offer. Asking price is \$25,000 per acre which would end up at roughly \$500,000. The project will end up costing anywhere from six to eight million. It could be as much as ten million with the training ground.

Mrs. Winker suggested that this project go to referendum given the dollar amount requested. She questioned if this will be decided at the annual meeting.

Chief Slover explained that the proposal is not grandiose and that they have tried to keep the cost down. He explained that they are not looking for a decision and that they would like to present this to the constituents. The land purchase needs to be made.

In response to Mrs. Crysti Neuman, 8458 235<sup>th</sup> Avenue, Chief Slover explained that the building could be used for community events as well as a possible additional polling location for special elections.



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Architect Wallenkamp explained that the room that could be used for this type of event is approximately half the size of the Town Hall Board Room.

Architect Wallenkamp added that he has since 1990, designed over 100 million in municipal work, including the Kenosha County Center at Highways 45 and 50.

Chairman Tesar explained that although the need is there, this is a lot of money.

Chief Slover explained that the Highway Department is in need of a Salt Storage Shed as well as new underground fuel tanks.

Supervisor O'Connell explained that land prices continue to rise.

In response to Chairman Tesar, if the electors give permission to purchase the property, there is no time frame to start building. The outline is conceptual. There is nothing wrong with the Trevor Fire Department right now as it sits however; there is a problem with the Highway Department.

Superintendent Murdock added that the project for the Highway Department alone would cost between four and five million dollars. Three years from now the Fire/Rescue Department will need to ask for an additional three million.

In response to Supervisor Weidman, Chief Slover explained that the owner has a copy of the appraisal and is aware of the condemnation process.

Mrs. Linda Valentine, 10816 269<sup>th</sup> Avenue explained that she likes the idea of a combined facility but suggested holding off on the idea until the Town decides on an administrator. An administrator may bring in some expertise and new ideas.

Chief Slover explained that in regards to training, the department conducts training every Monday night for sixty to one-hundred people. The department needs five acres. To add onto the existing facility would require substantial remodeling.

Mrs. Valentine asked if they had considered the property that is up for sale next to Town Hall or the property next to the old rescue building.

Chief Slover explained that the location needs to be centrally located within Trevor. To move here would take the department away from its population center. They have looked at four other sites and this site is neighborhood friendly.



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In response to Mrs. Valentine, Supervisor O'Connell explained that consolidating the two buildings would save money.

Mr. Todd Tayes from Ehlers & Associates explained that, over a twenty year period, this project will cost 38 cents per thousand dollars of assessed value. A ten year bond would have an interest rate of four percent. A twenty year bond would have an interest rate just over four percent.

Supervisor O'Connell explained that this project would cost approximately eight million dollars. The state says that the Town can be in debt up to fifty million dollars.

Supervisor Faber stated that the mill rate this year is \$2.58. If this project is approved, the new mill rate would be \$2.96. The mill rate in 2003 was \$3.08.

In response to Mrs. Neuman, Mr. Tayes explained that this would be exempted in the same fashion for the next two years. It would be a safe assumption.

Chief Slover added that, to help off set the costs, some of the facility could be acquired through impact fees.

In response to Supervisor Faber, Mr. Tayes explained that there could be a similar type of fee for Fire/Rescue as there is for transportation. Historically, looking at residential permits, there are approximately one-hundred twenty-five new homes per year. Fees are paid per linear foot by the centerline. This off-set is relatively small.

Chairman Tesar expressed concern over the additional cost for retired, fixed income taxpayers.

In response to Mrs. Violet Miller, 11413 259<sup>th</sup> Avenue, Attorney Scholze explained that this does not have to go to referendum. Mrs. Miller explained that she can see the need for the Highway Department facilities but with this proposed dollar amount, it should go to referendum.

In response to Chairman Tesar, Superintendent Murdock explained that the acre behind the current garage has been occupied for a few years and that the current building is non-conforming. The building could be sold to help off set the cost of the new building. Superintendent Murdock added that they have collected approximately \$52,000 in impact fees that could be used for this facility.



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Chairman Tesar explained that people have been asking about this project and question why the Town would have a referendum on a \$125,000 Administrator and not a referendum on six to eight million dollar project.

In response to Mrs. Gail Dziki, 29920 102<sup>nd</sup> Street, Superintendent Murdock explained that the fuel tank is close to its age. The Town is currently skating the line in regards to the runoff from the salt storage shed. The Town is legal right now but laws keep getting tighter and tighter. We are trying to be ahead of the game. We don't want the State or the EPA shutting us down.

Discussion took place on the age of the current Highway Building.

Supervisor Faber explained that the longer this project is financed, the more people move in to this area and pay their share of the costs.

Mr. Tayes explained that State Statute restricts the financing to twenty years. The Town could take out a construction loan, keep it open for five years, and then start the twenty year clock however; it is not recommended.

Supervisor Faber calculated the cost to be an additional \$76.00 per year, for twenty years, on a \$200,000 assessment.

Mr. Tayes explained that all costs, including equipment, are components of the number.

In response to Mrs. Valentine, Mr. Tayes explained that whatever part of the facility is eligible, impact fees will be collected until we recover the full amount. The Town may however be advancing the funds and collecting on the back end.

Chairman Tesar added that residents currently pay 79 cents per \$1,000 for Fire/Rescue.

Adjourn the meeting at 6:53 P.M., made on a Faber/Weidman motion.  
Motion carried 3-0.

Minutes Prepared and Submitted by: \_\_\_\_\_

Lynn M. Pepper  
Salem Town Clerk