

MINUTES
TOWN OF SALEM
WORKSHOP MEETING OF THE BOARD OF SUPERVISORS
WEDNESDAY, JUNE 27, 2007 1:00 P.M.

Board Chairman Diann Tesar called this Workshop Meeting of the Town of Salem Board of Supervisors to order at 1:08 p.m. to review and discuss future Town of Salem Highway and Fire/Rescue building and a written offer to purchase property for the Town of Salem Fire/Rescue Department and Highway Department located behind the Trevor Fire Station on Highway C.
with the following present:

CHAIRMAN: Diann Tesar

BOARD OF SUPERVISORS: Dennis Faber, Pat O’Connell, and Josephine Weidman

ABSENT: Joe Meier who is out of town.

OTHERS: Mike Slover, Mike Murdock, and Cindi Ernest

GUESTS: Gail Dziki

Supervisor Weidman began the meeting by questioning whether the owner of the property intends to give the town a \$30,000 credit and how this will work.
Mike Murdock replied that any amount over \$25,000 an acre would be donated back to the town. If the property cost the town \$530,000 then \$30,000 would be given back to the town.
Supervisor Weidman questioned why they just didn’t reduce the price per acre. There was no comment to her question.
Supervisor Faber then read the history of the motions and resolutions pertaining to this proposed building and property. Stating that the board has never actually given the approval to go ahead with this project.

Guest Linda Valentine arrived at 1:06 P.M.

Mike Murdock replied that the \$6,000, was just for the construction of the building and not the purchase of the land. Supervisor Faber reiterated that the Town Board has not decided anything. They know there is a need, but they have yet to sit down and determine how to satisfy that need.
Supervisor O’Connell told those in attendance that now is the ideal time to begin this project. It will cost the town more in the long run if the highway and fire/rescue aren’t done together.
Mike Murdock told the board that they are here to answer questions regarding the purchase of the land and are only requesting that purchase now. He felt that in talking to board members individually that this was the direction they wanted to take and so they proceeded to bring the necessary information to them.

Supervisor Faber questioned the appraisal of \$18,000 yet the property owner is requesting more than the appraised amount.
Mike Murdock replied that two (2) appraisals were done as the first didn’t take into consideration certain factors regarding the property. Discussion of the appraisals followed.
Mike Slover stated that the property would need to be rezoned.

Supervisor Weidman told those in attendance that she isn’t opposed to the project, but have we explored other options and looked at other properties.
Mike Murdock said that the property is in an ideal location. The other locations that were looked at then the town would have to worry about how the fuel pumps, snow trucks and activity going in and out would affect the neighbors. This property isn’t in a residential area and felt it would be the ideal location.
Supervisor O’Connell questioned the access to the property and how it would be accessed.
Mike Murdock responded that the access would be on 256th and Highway C.

Mike Slover discussed the fire departments perspective and their needs. This property would provide an area to train. They require a minimum of 60 hours a year of training. He also stressed that the town needs to be good neighbors. He also reminded the board that there would be a 8-15% increase in building costs per year. Discussion of future development continued.

Supervisor O'Connell left this meeting at 1:25 P.M.

Mike Slover continued by giving the board a brief summary on the conference he and Mike Murdock attended in Colorado. This included cost increases and there are not any grants available for brick and mortar buildings.

Chairman Tesar questioned the possibility of adding onto the Trevor Fire Department to which Mike Slover responded that the bays are 14' or less and there is no depth, making it difficult for the trucks to get in and out. Mike Murdock stressed that they want to be sure that we're not doing any bandaid fixes for the problem.

Supervisor Faber stated that Fire/Rescue receives a mill rate of 79 ½ cents per thousand.

Mike Slover told him that the current agreement says that the Town of Salem agreed (during consolidation) to live on this 79 ½ cent mill rate to which Supervisor Faber replied that he is concerned that he didn't want to be subsidizing the Fire Department twice.

Mike Murdock responded that the 79 ½ cents didn't take into account full time employees.

Mike Slover added that it now takes about \$2,500 as person to outfit firefighters. He hopes to offset costs by using an impact fee.

Further discussion on the price of the property followed.

Chairman Tesar stated that she has a vision of the Highway Department being here by the Town Hall.

Supervisor Faber questioned if the 5 acres by the Trevor Fire Department would be for sale.

Mike Slover responded that he will sell 1 acre or 70 acres.

Chairman Tesar and Supervisor Faber both expressed that the price of the property is too much.

Mike Murdock asked them to take the taxpayers out of it to which Supervisor Faber responded, "That's why I'm here!"

Guest Gail Dziki told the board that she feels that the reasons for purchasing the property are good solid reasons. Everything can't go to a referendum. That is why the Town has a board.

Mike Murdock said the \$6,000,000 is for the building only. \$4,000,000 for site improvements, road and sewer improvements. He then requested that a decision be made at the July meeting.

Supervisor Faber again reiterated that the board hasn't voted or made a decision on this and how they want to proceed to which Mike Murdock responded that yes there is a resolution supporting this.

Supervisor Faber stated that this is simply a recommendation and not a decision.

Linda Valentine advised the board to expand there scope of this.

ADJOURN

MOTION BY Supervisor Weidman, second by Supervisor Faber to adjourn this Workshop Meeting.

UNANIMOUS VOTE – AYE

MOTION CARRIED

THIS MEETING WAS ADJOURNED AT 2:15 P.M.

Respectfully submitted,

Cindi Ernest, Clerk