

**TOWN OF SALEM BOARD OF SUPERVISORS
SPECIAL MEETING
MONDAY, AUGUST 3, 2009 6:00 P.M.
SALEM TOWN HALL MUNICIPAL BUILDING**

Chairman Linda Valentine opened this Special Meeting at 6:00 p.m. with the following present: Dennis Faber, Pat O'Connell, Joe Meier, Josephine Weidman, Attorney Zott, Cindi Ernest, Patrick Casey, Mike Slover, Mike Murdock, Chris Kaempfer, Len Roecker, Dave Wagner, and Jon Wallencamp.

Guests included Deneen Smith, Gail Dziki, Jim Valentine, Ed Raymond, John Ciesla, Jackie Ciesla, Mary Ann Messier, Anna Kenjer, Violet Miller, Sue Farra, Dana Plemons, Jim Kutzler, Adeline Bergling, Rick Bergling, James A. Laschinski, Chris Hettrich, Charlie Hettrich, Crysti Neuman, John Ress, Bill Carey, Dr. Brad Smith, Darin Noyes, James Cross, and Bonnie Bennett.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Valentine.

OPEN MEETING COMPLIANCE CHECK

The agenda was posted by 3:00 p.m. on Friday, July 31, 2009 at the Town Hall Municipal Building, Salem Post Office, Camp Lake Post Office, Wilmot Post Office, and the Trevor Post Office. It was also posted on the Town's website.

1.) Administrator Casey explained the proposed highway/fire facility. He stated the bids received for the proposed facility site work went out in May and for the building in June. Twenty-three (23) bids were received with the prices very competitive. This also includes a salt Dump. The highway portion is proposed at \$8,000,011 and the fire \$2,674.131. \$2.1 million in grant funds have been applied for, but we won't know until January. The proposed short term financing would be for \$3.5 million. In January after the grant, we will ask for the remainder of the money to complete the project. The longer the delay on the project, then we won't have as competitive prices, especially when the economy recovers.

Supervisor Faber stated that he felt we could have applied for up to \$5 million in grant money, to which Administrator Casey responded that the site work wouldn't qualify for certain items in the grant.

Further discussion of the grant, well placement, and why the well placement wasn't put out to bid, followed. The well wasn't put out to bid because of the uncertainty of it's placement due to the testing which needs to be completed prior.

Administrator Casey went on to explain value engineering. We will look at all facets of the building for value engineering and will look at all of the costs. He also stressed that one of the requirements of the grant is that the site is "shovel ready".

Chairman Valentine asked for citizen comments for or against the information, to which Supervisor O'Connell stated it wasn't on the agenda. He stated further that he isn't opposed to citizens being allowed to voice their opinions, but it isn't on the agenda.

MOTION BY Chairman Valentine, second by Supervisor Faber to allow the citizens additional comments.

Chairman Valentine again asked citizen comments for or against the information.

MOTION FAILED – NO VOTE

Discussion followed with Attorney Zott relative to comments and open records.

4.) Dave Wagner of Ehlers & Associates stated that they used interest rate estimates that were conservative when looking at the financing. The “Build American Bond” has been a more efficient means of financing. We can structure the debt so it has a relatively level impact on the tax base. He does not recommend permanent financing due to uncertainties. Supervisor Faber pointed out that in the 2007 projection given there was mention of impact fees and they aren’t on this year’s information, to which Mr. Wagner stated he felt it prudent to do planning without the impact fees due to the economy. Financing is appropriate to do over a twenty (20) year period because the facility would be considered an asset. He also pointed out that the Town’s debt isn’t rated. He believes that we could get a wider audience if the Town gets a bond rating. This tends to decrease the interest rate.

Chairman Valentine again asked for citizen comments for or against the information. POINT OF ORDER made by Attorney Zott, stating the board decided not to allow citizen comments due to lack of a second.

MOTION BY Chairman Valentine, second by Supervisor Faber to allow the citizens additional comments.

MOTION FAILED FOR LACK OF A SECOND.

5.) MOTION BY Supervisor Meier, second by Supervisor O’Connell to proceed with the construction of a Highway/Fire facility.

ROLL CALL VOTE

SUPERVISOR Faber – NAY

SUPERVISORS O’Connell, Meier, and Weidman – AYE

CHAIRMAN Valentine – ABSTAIN due to information being incomplete.

MOTION CARRIED.

6.) Approval of the lowest responsive and responsible bid for Site Construction for the Highway/Fire facility to Powers Lake Construction Company Inc. in the amount of \$1,553,443.30 was requested.

MOTION BY Supervisor Faber, to postpone site construction.

MOTION AMENDED BY Supervisor Faber to not approve site construction until we receive the grant.

MOTION WITHDRAWN BY Supervisor Faber to not approve site construction until we receive the grant.

MOTION BY Supervisor O’Connell, second by Supervisor Meier to approve the site construction bid in the amount of \$1,553,443.30 to Powers Lake Construction.

ROLL CALL VOTE

SUPERVISOR Faber and Weidman – NAY

SUPERVISORS O’Connell and Meier – AYE

CHAIRMAN Valentine – ABSTAIN due to information being incomplete.

MOTION DIED.

Due to the vote on agenda item # 6, it was decided by the board that they would be unable to proceed on items #7, #8, and #9 as follows.

7.) Approval of the lowest responsive and responsible bid for Building Utility Improvements and water main extensions for the Highway/Fire facility to Reesman’s Excavating & Grading Inc. in the amount of \$274,666.85.

8.) Approval of the lowest responsive and responsible bid for Building Utility Improvements Production Well #1 for the Highway/Fire facility to Layne Christensen Company in the amount of \$222,200.00.

9.) Discussion and action Resolution 09-08-03. A Resolution providing for the sale of approximately \$3,535,000 Note Anticipation Notes.

ADJOURNMENT

MOTION BY Supervisor Faber, second by Supervisor Meier to adjourn this Special Meeting.

UNANIMOUS VOTE – AYE

MOTION CARRIED

This Special meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Cindi Ernest, Clerk