

**MINUTES  
TOWN OF SALEM  
WORKSHOP OF THE BOARD OF SUPERVISORS  
MONDAY, MARCH 2, 2009 5:00 P.M.**

This Workshop Meeting of the Town of Salem Board of Supervisors was called to order by Chairman Tesar at 5:00 p.m. with the following present:

Joe Meier, Dennis Faber, Josephine Weidman, Pat Casey, Brad Zautcke, Mike Slover, Mike Murdock, Jon Wallencamp, and Cindi Ernest.

Guests included Gail Dziki, John Kuwalski, and Linda Valentine.

Absent: Pat O'Connell

The purpose of this workshop is to review needs of the proposed Highway/Fire facility. Administrator Casey highlighted and reviewed the steps which have been taken to date.

Engineer Len Roecker, of R.A. Smith, spoke to those in attendance regarding the road and utility needs of this project. This area, area number #9 in the Town's Neighborhood plan was slated for industrial, commercial, non residential uses. The proposed facility would impact CTH "C" and would need improvements on CTH "C" such as turn lanes and further development of 254<sup>th</sup> Court to serve other areas. A "back door" entrance/exit on 258<sup>th</sup> Avenue would allow for emergency exits if there is a train.

The utilities needed would include the sanitary sewer, storm water management and a water system.

There is a sewer system which serves the trailer park north of here. That sewer would be intercepted and run down the middle of 254<sup>th</sup> Ct. to the Highway "C" interceptor. It would basically cut off a sewer that goes to a farm field and take a new route and would lend itself to future use.

A building of this type requires fire protections such as sprinklers and modern fire flows to protect as building such as this. We need to design a water system that is building specific or look into the future and develop a municipal well for future use. Water is an attractive component to getting people to look at and attract business. This would be in the northeast corner. On the south end of the property would be a storm water management pond which would take in the site as well as the roadway and discharge so that it would minimize the impact downstream and the water is as pure as we can get it. The delineated wetlands to the northwest of the site would be avoided and protected areas. A certain volume of water is needed for fire protection.

**Supervisor Pat O'Connell arrived at 5:10 p.m.**

There was further discussion of the well and water needs of the facility. With building specific water, there would be a savings of \$400,000 - \$500,000.

Administrator Casey pointed out that a larger reservoir and well would allow the fire tankers to be filled quicker. The municipal wells, if put in, would only serve a limited area and dry hydrants could be used for practice and other needs.

Jon Wallencamp of Kueny Architects indicated that a 90,000 gallon storage tank would be needed just for the building as no well will handle the volume of water that is needed. Without a municipal well, each additional building coming into the area would have to install a separate well which would make the area less marketable.

Highway Administrator, Mike Murdock, indicated that this area is in the Town's Neighborhood Plan for commercial property.

Engineer Roecker stated that the current wells north at the trailer park have problems and wouldn't meet the proposed needs.

Further discussion on the wells followed.

Fire Chief Slover pointed out that because it is zoned light industrial, insurance companies will look at industrial to rate homeowners insurance in the future.

Supervisor O'Connell stated he would like to see the specs written as either/or and look at the future needs of the town.

Resident Linda Valentine questioned whether this would allow for a traffic light on CTH "C".

Engineer Roecker indicated that in the future it would.

Architect Wallencamp indicated the changes to the board for the 2 facilities which would be opened up for multiple use. The building, yard, landscaping, etc. would be around \$4,000,000. The goal would be to build or allocate space for training grounds for the Fire/EMS Department. All components could be bid separately. A similar facility was recently bid out, so the costs are very close.

John Kuwalski questioned whether other facilities have been looked at, to which Mike Murdock responded that we have looked at quite a few facilities.

Chief Slover indicated to him that this building not only looks at the present, but also the future needs of the town.

Linda Valentine questioned whether the building included an elevator, signs, furnishings, and fixtures.

Architect Wallencamp indicated that these are included in the basic costs.

Supervisor O'Connell stated that in looking at the costs, the building isn't the biggest expense and it wouldn't save very much by cutting parts of it out.

Administrator Casey said this isn't a "Cadillac" building. It is basic and should serve the community for forty (40) years. This is the best time to build a building.

Engineer Roecker told those in attendance that when putting in the sewer portion of the plan, the future needs of the town were looked at. We need to look at a wider range of uses.

Linda Valentine questioned what kind of ceilings were in the bays.

Architect Wallencamp responded that they are an open bar type with as much natural light as possible. This building will focus on energy. You receive money back when good design is used on energy for costs.

She also questioned whether the salt shed is large enough to which Mike Murdock responded that it will hold 1600 tons.

Chairman Tesar questioned the type of training on the training grounds.

Chief Slover stated that training options have been discussed including SRT, natural gas, live burns.

There would be designated grounds for training his people.

Supervisor Weidman questioned whether we could recoup some of our money by opening the training grounds to other departments.

Chief Slover stated yes we could and that numerous skills training could be utilized on the proposed grounds. He went on to point out that firefighters initially need sixty (60) hours of training and twelve (12) hours a month after that. This doesn't even include the EMS training. This area is far enough away from things that it wouldn't bother residential residents.

There was discussion of the time frames, full design bids, and prep work being completed. It was indicated that the specs could be put out by the end of April.

Administrator Casey said he would like to put the costs out and see what comes back and then see where the board wants to proceed.

The entire board was in agreement that they would like to move forward and get bids for the proposed highway/fire facility.

### **ADJOURNMENT**

**This Workshop was adjourned at 6:10 p.m.**

Respectfully submitted,

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Cindi Ernest, Clerk