



# **Warehouse Point Fire District**

## **Meeting Minutes**

### **Monday November 1, 2021**

#### **Station 138, 89 Bridge Street East Windsor**

#### **Time: 7pm**

Call to order: 7 pm

#### **Attendance:**

Present: Rachel Safford, Charlie Miller, Charlie Nordell, Austin Holden, Louis Flynn

Absent: Kevin Clynch

#### **Added Agenda Items:**

Motion to thank the women's auxiliary for putting the Halloween party together at the Hose Company, Louis Flynn, Charlie Miller second. All in favor

#### **Treasurers Report:**

Total expenses for the fiscal year are at 42%, we have paid some bills upfront. We need to keep in mind what we already know will be over budget due to: decrease in the grand list, the door system being over budget by \$1500.00, our portion of the grant, snow removal, iPad usage fee, natural gas. We have not run short for the fiscal year in the past, and we don't want to. If you look at the balance sheet, the money that was approved for the equipment for the truck and air pack system was moved. It was put in a placeholder so you can see what is in the accounts, this is not what will be spent.

Motion to approve the treasurer report as present Rachel Safford, Charlie Miller second. All in favor

#### **Clerks Report:**

Motion to approve the meeting minutes from the 10/4/2021 meeting Charlie Nordell, Austin Holden second. All favor

Abstain: Rachel Safford

#### **Chairperson's Report**

##### **Town Communication:**

Email from Jason Bowsza, they can't find the MOU that I sent them signed, it was sent twice, it was going to spam. We now have a signed MOU for the FM vehicle.

#### **Station 1 Building Addition Committee:**

##### **Clerk of the Works Update:**

Motion to hold the final payment until the repairs and work are complete Charlie Miller, Charlie Nordell second. All in favor

##### **Firetruck progress report:**

The new truck should be here by the end of the week. Training is scheduled for the upcoming weeks on the new truck.

#### **New Business:**

##### **Approve 2022 schedule of meetings:**

Motion to approve the schedule of meeting for the calendar year 2022, Rachel Safford, Charlie Miller second. All in favor

##### **Discuss and take action on 81 Bridge Street East Windsor CT, Bank of America:**

They did not get any bids for the property next to us. They are willing to make a deal with the fire district to purchase it. We could use the space for offices, expansion. The town has it appraising it at \$471,000.00. The bank asked us to put an offer in between \$150,000.00 and \$200,000.00.

There is an 11-page sales agreement on a website, it calls for 10% down, there are 2 environmental surveys included as well. I took all the documents to Landolina; he is saying you would need commission approval and a district vote. He said to leave the fund balance alone and use CIP money for the purchase. He was working on an addendum for the purchase agreement. It would use up some money in CIP but it would be assets at a much higher rate. Rachel: My initial response is that we just put an addition on the firehouse so why do we need more space? My main concern is we are hitting CIP a lot, I appreciate having the number in front of us. This is also a good deal for the district. Charlie Miller: I agree with Rachel, this is a surprise, if you look at the long-term plans it fits right in. We need more office space. I wouldn't pass it up. Charlie Nordell: We would pay for it upfront or take a loan out? We would use CIP? Lou: Yes, we would use CIP which

would leave about \$70,000.00 in that account. Charlie Nordell: It is a no for me only because, we just borrowed a lot of money for the new truck, and station addition, the ultimate decision is up to the taxpayers, most of the votes are fire department people. We would be increasing the taxes, it's a double hit to the taxpayer by taking the building off the grand list. Austin: I like the idea; we are running low on open land. We could not purchase the property and build for that. Lou: location is nice, the FM office is very small, they will need the space for locker room or whatever. We are adding an asset to the balance sheet. We have done a lot of upkeep in the past few years. To me, it is a no-brainer. Discussion of the building. We should see what Landolina comes up with, we hold a special meeting. Rachel: I just want to make one comment, we said that we don't need CIP is not always the case. We do not know what is coming up in the future. Discussion of taxes. Chief: This is the way we need to look at this, it is an unexpected opportunity. We have done a lot in the past few years, we are moving the district forward, we are heading towards a paid department which means making this building assessable, need for more offices and a bunk room, etc. I think you should make a motion to have a district meeting. We tried to get it for free, that didn't work. Motion to have the Board of Commissioners direct Attorney Landolina to investigate the documents for the purchase of 81 Bridge Street East Windsor CT, draft additional documents that he feels necessary, including board approval and voter approval addendums, have the building inspection take place by Fire Marshal Rich Austin, Chief James Barton, thereafter, hold a special meeting to discuss the findings, vote, set special district meeting Louis Flynn, Austin Holden. All in favor  
Set Special District Meeting: NA

#### Old Business:

##### Snow removal:

We went out to bid for snow removal, we did not get any bids. We had the contract from Austin Landscaping changed. We also purchase sealer for the concrete. The changes we asked for are in the new contract. It is \$3000 more than what we budgeted for so we would need to move money from building maintenance. Motion to accept the bid from Austin Landscaping for snowplowing at the rate of \$9000.00 for the season, Charlie Miller, Austin Holden second. All in favor

##### New software update:

The company had a big meeting last week about integrating the two software. The quote might get a little cheaper. They are looking into a future discount; I am waiting on a new contract.

Review and discussion of the draft District Charter: NA

Update of Fire Marshal Vehicle, sharing Fire Marshal costs:

I had sent a letter to the chairman of the Broad Brook Fire Commission and I have not heard back.

#### Fire Marshal Report:

We have not done as many inspections this month but we have been tracking the other activities that are more than just inspections. Jill and I have been working on monies owed, the first report showed us owed \$8000.00 since 2016, so we compare it to our deposits through QuickBooks and the number went down drastically. We have collected over \$180,000.00 in FM fees since we started collecting money. So, \$8000.00 is a small percentage. This year is w is at about \$950.00 in owed money. We have talked about the price list; I would like to also add an interest charge for late fees. The new software will help with the accuracy of the collection.

I would like to change the procedure and allow Jill to chase the money. Motion to approve the FM report as presented by Rich Austin, Charlie Nordell, Rachel Safford second. All in favor

#### Fire Chief's Report:

63 calls for October, we are over 600 calls for the year. Motion to approve the chief report as presented Charlie Nordell, Rachel Safford second. All in favor

Charlie Nordell: I would like to ask that we have one of our meetings at station 2 or have a tour of station 2. There so some members of the commission that have never been to station 2 and we should be aware of the building.

#### Correspondence

#### Public Session:

Jim Barton: We did not discuss the old fire marshal vehicle. Rich: It will be ready to be sold by the end of the week.

Rich: Is locked in so the bank can't sell the building for less to someone else? No, they do not have any pending offers.

Jim: I don't think we should give them any money until the voters approve the deal. Lou: there would be a language that if the voters don't approve it then we would get the money back. Debbie: Spaghetti dinner Friday night November 5th, tickets are 10.00 full meal, helps us help the Veteran's road race and our scholarship.

#### Executive Session: NA

Adjournment: Motion to adjourn the meeting at 8:03 Charlie Nordell, Rachel Safford second. All in favor

