

Battle Creek Fire Protection District

Minutes for the Meeting

May 12, 2022

Call to Order: The meeting of Battle Creek Fire Protection District was called to order at 6:33 pm by President John Esposti on May 12, 2022 in the Hayward Fire Hall. A quorum was present with Directors Leo Van Sambeek, Wayne Kummer, Ray Summers, Doug Cogan, Levi Van Sambeek, Fire Chief Dale Gadbois, and Accounts Manager Garrett Dixon; also, in attendance was BCFD resident and volunteer firefighter Phil Lakner.

Secretary's Report: A motion to **dispense with the reading of the February 22, 2022 minutes** was made by Leo and seconded by Levi, the motion passed. A motion to **adopt the minutes without change** was made by Levi and seconded by Wayne, the motion passed.

Treasurer's Report: Leo commented that the district account at \$425,628.14 was approximately \$100,000 below last year's balance but stated that the monthly tax proceeds are generally low during the early part of the year; April's distribution should be significantly higher as taxes are due the end of April. He also pointed out that the contract fire is up. A motion to **adopt the treasurer's report** was made by Levi and seconded by Wayne, the motion passed.

Old Business: Regarding Phil Lackner's request to purchase a portion of the BCFD Hayward Station property which is contiguous with his property, John reported that he has been in contract with Katie Hammer, the USDA representative and they have recognized the merger of the districts and the "ownership" by the BCFD of the properties. The USDA representative has provided two forms, *RD 465-1 Application for Partial Release* and *RD 460-1 Partial Release* to be completed and submitted. Phil Lakner reiterated his offer to purchase approximately 2.8 acres of the northern portion of the BCFD property. An engineer's survey will determine the exact size. The current Hayward Fire Station lot's Legal Description is: *LOT J OF TRACT WELL, Subdivision: RUSHMORE RANCH ESTATES SUBD, Section: 17, Township: 2S, Range: 07E, Acres: 6.48*. Wayne moved **"to authorize the sale of approximately 2.8 acres, a portion of LOT J OF TRACT WELL, Subdivision: RUSHMORE RANCH ESTATES SUBD, Section: 17, Township: 2S, Range: 07E, to Phil Lakner, who will be paying engineering services for re-platting and closing costs; the actual lot size and sale price will be determined after the survey is completed."** The motion was seconded by Leo, the motion passed.

On a second land sale request from the Southern Black Hills Water System for the purchase of LOT K OF TRACT WELL, Subdivision: RUSHMORE RANCH ESTATES SUBD, Section: 17, Township: 2S, Range: 07E, Acres: 0.7 for \$14,000. The proposed sale will be used by the SBHWS to sell water to other customers in the area not on the SBHWS. Leo moved **"to authorize the sale of LOT K OF TRACT WELL, Subdivision: RUSHMORE RANCH ESTATES SUBD, Section: 17, Township: 2S, Range: 07E, to the Southern Black Hills Water System for \$14,000 and to include all closing costs."** The motion was seconded by Levi, the motion passed. This property would be ready for immediate sale.

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Although the purchase price offered for these properties is two years old; the district board has determined the purchase price is reasonable and consistent with the potential land uses and current market conditions. There have been similar sales that support this value. Additionally, neither parcel, as stand-alone properties, would meet the Planned Unit Development's requirements as set by the county. The proceeds from the sale of these two properties will be used to pay down the principal on the mortgage held by the USDA Rural Development Agency. The sale of these properties will not have an adverse affect on the services provided to the district nor adversely affect the district's revenue and they are excess to the needs of the district.

New Business: None.

Fire Chief/Administrator: Garret reported:

- that per the USDA it would be appropriate that the district pay the annual loan payment in stead of the fire department.
- There is little use of the printer up stair and suggested moving it so all would access.

Chief Gadbois reported:

- Dave Lindblom unable to make this meeting due to attending the Custer Fire Chiefs meeting.
- The Pennington Co Fire Coord staff is struggling to keep up with the pace of the planning associated with projected growth in population expected in the county. The coordinator currently shares a secretary and may need funding for a hire.
- Our district will be the first to shift to the new P25 communication compliance requirements, the funding is in place for the new gear that should fill in most/if not all comm. dead zones.
- A few firefighters have left for better jobs requiring the fill of a Captains position which was filled with an in-house promotion.
- Approximately 10 firefighters are now Red-Card Certified (basic wild-land fire) and able to be dispatched on contract fires.
- Anheuser-Busch Company offered to provide FREE water to fire departments; Dale requested enough for the entire county. Pallets of water are now being delivered.
- Call For Service numbers thus far in 2022 are 96, this is above last year.
- Rescue tools and gas metering equipment previously funded and ordered are arriving.

Next BCFD meeting was scheduled for Tuesday, August 23, 2022 at 6:30 PM in the Hayward Station.

At 7:14 pm a motion to Adjourn made by Wayne seconded by Leo, motion passed.

Respectfully submitted by Ray Summers, Secretary