

# SPECIAL TOWN MEETING

## FREQUENTLY ASKED QUESTIONS ABOUT THE DECEMBER 17<sup>TH</sup> SPECIAL TOWN MEETING AT 6:30 AT GREENVILLE TOWN HALL:

- 1. Why is the Town Board calling a Special Town Meeting of Electors on December 17<sup>th</sup>?**

The Town Board is convening a Special Town Meeting, as required by State Statutes, for electors to consider the purchase of 3.87 acres of land at the corner of Parkview and Highway 76 (formerly Greenville Florist). The majority of the Board believes that this site, which is adjacent to current Town buildings, is a good place for future expansion of Town facilities, especially a Fire Station which would take up an estimated 2.5 acres of the total area. Any Town resident over the age of 18 whose permanent residence is in Greenville may vote on this land purchase. A Special Town meeting vote of approval is necessary for the Town Board to authorize any expenditure for this land purchase;
- 2. Why is the Town Board considering the purchase of this property now?**

The 3.87 acre property was foreclosed on and is currently owned by Wolf River Community Bank. It is being offered to the Town at a very reasonable price of \$339,000 and includes the old Florist building which could be rented out until firm plans are made for future use. Appraisal Associates, Inc. has appraised this site and existing building at a full market value of \$446,000. Three studies have been completed over the last several years related to future expansion of Town buildings, including the Fire Department. All agree that a larger Fire Department facility will be needed at some point in the future. The most recent study recommends construction of a new Fire Department within the next 7 years depending on Town budget and resource constraints. Several other sites in Town were researched for possible location of a new FD but the majority of the Town Board felt the 76/Parkview site was the most advantageous location;
- 3. If I agree with this land purchase aren't I also approving the building of a Fire Department?**

No, any future building project would need its own Special Meeting approval and would most likely include a Town-wide voter referendum based on the expected expenditure for a new Fire Department building at over \$2 million;
- 4. What is the impact on the Town budget of this purchase?**

Assuming the Town borrows from the State Trust Fund over a 10 year period at the current interest rate of 2.75% and makes level payments of principal and interest at \$39,239 per year then the borrowing, without any other budget changes, would increase the Town tax rate from \$1.98 per \$1,000 of value to \$2.02 per \$1,000 of value or 3.82 cents per \$1000 of value. The annual increase in total Town taxes for the owner of a \$150,000 home would be \$4.93 going from \$298.03 to \$303.76;
- 5. Where can I find out more information about the past studies related to Town facilities and the Fire Department?**Go to the Town of Greenville web site ([townofgreenville.com](http://townofgreenville.com)) under News and Events Highlights to review copies of those reports.