

**TOWN OF GIBRALTAR
SPECIAL MEETING
WEDNESDAY, JANUARY 18, 2017
6:00 P.M.**

Approved: February 1, 2017

Call to order: Dick Skare called the meeting to order at 6:11 p.m.

Present: Dick Skare, Steve Sohns, Brian Hackbarth, Barb McKesson and Brian Merkel

Absent: None

Roll call/quorum: A quorum of the town board was present.

Agenda/proper notice/adopt agenda: *Motion: (McKesson, Hackbarth) to adopt the agenda as presented. Carried*

SEH:

Presenters: Ed Freir, Ken Taillon, Alex Saunders and Andrew Dane presented for SEH.

Points of note:

Alex Saunders - Parking The 2 components are identifying the need and identifying the demand. Counts are on how many used, open, where and turnover rate. Once the goal is determined that is what is designed.

Ed Freer Streetscaping and Wayfinding Defines community and creates place. Safety, security, service. It's about the detailing. Capitalize on what you have. What do you want Hwy. 42 to be? Timeline: overall vision end of March final design to be wrapped up by 9/30.

Ken Taillon Lighting It is the glue of the projects lighting, safety, security – halo of light around parking area. Lighting to identify kiosks, roadway system.

Q & A Streetscaping plan on the whole town. Parking study – blank slate but what do we have, what do you need. Repurposing of old luminaires can be done. Branding in storefronts, relates in travel time, wayfinding and streetscaping dovetail. Who are you attracting to live here, visit here?

SmithGroup JJR:

Presenters: Gregg Calpino, Principal Landscape Architect of SmithGroup JJR and Mike Simon, Senior Project Engineer of McMahon

Wayfinding and Branding Create a sense of place. How do you use the space? The company has extensive experience in waterfront tourism communities, beaches, stormwater, rivers and streams.

Project understanding Use the charrette process from waterfront plan, leveraging and decoding the DOT. The main reach is Bluff Lane to the school. Understanding users public and private. Pedestrian experience, 2 wheel and 4 wheel and crossings. Decoding the DOT – window is closing rapidly real estate acquisition is happening now. Most opportunities will be outside of the ROW.

Project Approach Work from the building fronts to the centerline of the road. Buildings are part of the streetscape. Crossings – bump-outs real or painted. Amenity zone – site furnishings, benches, garbage cans, tables and chairs. Bikes – parking, sharing travel lanes. Working through travel.

Parking – inventory, maximize stalls on street. Identify and evaluate potential off street sites. Public/private partnerships. Gain/loss benefit.

Plan Document Stakeholder engagement 6-12 months, Streetscape and wayfinding plan, parking study, Agencies liaison. The construction documents would be defined by the plan document details.

Cost Estimates \$45,000 - 50,000 parking \$7,500, streetscaping \$25,000

Q & A SEH does not have coastal engineers. Project scope includes more the whole downtown area. No friction on working with SEH on the lighting component. Employee parking is an under investigated area.

Graef:

Presenters: Patrick Skalecki, Town Contact/Project Manager and Craig Huebner, Urban Designer/Transportation Graef is a full service consulting firm with urban planning and municipal engineering/surveying service expertise. Primarily a design/build group.

Deliverables Data driven parking analysis/strategies, provide a streetscape master plan, develop a clear wayfinding scheme.

Parking Study Objectives Evaluate current parking system, assess demand for parking via existing ordinances. Conduct a parking audit during peak season, develop a long term parking strategy, reconfigure surplus/deficit parking, and provide a functional efficient and self-sustaining parking management program. Reduce congestion and improve safety on STH 42.

Streetscape Master Plan Parking, sidewalks, crossings safe but beautiful, street trees, intersection treatment materials, site amenities. Stormwater solutions that can be combined with streetscapes. Create gateway areas.

Wayfinding Identify key landmarks, provide conceptual signage design for key gateways, incorporate streetscape design components.

Time frame March authorization, final report/presentation November 2017. Parking audit July

Costs Parking \$12,000 streetscape \$8,000 wayfinding \$5,000 If all 3 were awarded \$20,000.

Robert E. Lee:

Presenter: Jared Schmidt PE Principal

Robert E. Lee is a full service engineering firm, no need to outsource. Value is measured and taken in lifetime costs. Experience emphasis is on stormwater management, wayfinding and streetscaping. Currently working with Sister Bay on a comprehensive study, where is the need and where can it be. The firm has a long standing relationship is with Luxemburg. The timeline would be dictated by size and scale of the project and its pieces.

Comments: change thoughtfully, seriously consider parking on 1 side of Hwy 42 with the other dedicated to bike/ped.

Motion: (Hackbarth, McKesson) to engage SEH for streetscaping, wayfinding and parking with them to come to a meeting for a scoping session. Carried

Consideration to replace Gibraltar Old town Hall twin furnaces: Three vendors submitted quotes: Wulf Brothers \$5,340, Eagle Mechanical \$ 3991and Synergy\$5136. Hybrid system from Eagle Mechanical, single stage or two stage? Variable speed fan, reasoning to why we cannot have just one furnace, one furnace and one air handler? Additional questions will be asked of the vendors. This will be placed on the next agenda.

Determination of funding source for Gibraltar Old Town Hall furnace replacements: No action.

Enter into closed session: *Motion: (Hackbarth, McKesson) to enter into closed session at 10:12 p.m. Carried with a roll call vote: Sohns, Skare, Hackbarth, McKesson and Merkel.*

Consider motion to convene into Closed Session pursuant to Wisconsin State Statutes, Section 19.85€ deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. For the purchase of land for town proposes:

Exit closed session: *Motion (Sohns, Hackbarth) at 10:57 to exit closed session. Carried*

Enter into open session

Approve action taken in closed session: No action taken.

Adjourn: *Motion: (Hackbarth, Sohns) to adjourn at 10:58 p.m. Carried*

Respectfully Submitted,

Beth Hagen, Clerk