

**TOWN OF GIBRALTAR  
SPECIAL MEETING WITH CLOSED SESSION  
PER WISCONSIN STATE STATUTES 19.85(1) (e)  
WEDNESDAY, FEBRUARY 22, 2017  
GIBRALTAR TOWN CENTER  
4097 HIGHWAY 42, FISH CREEK WI 54212  
6:00 PM**

**Call to order:** Dick Skare called the special meeting to order at 6:25 p.m.

**Roll call/quorum:**

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

**Agenda/proper notice/adopt agenda:** *Motion: (Sohns, McKesson) to approve the agenda as posted. Carried*

**DOT Working Meeting for Hwy 42 Resurfacing Project and overlapping SEH consulting projects:**

Jeremy Ashauer stated that lighting is one of the larger topics. SEH will have a preliminary lighting plan to the DOT for review. Potential and registered historic properties will be identified and what the potential impact may be. A determination by the DOT on the dimming feature has not been made. Andrew Dane stated the beach and parking lot projects will carry different loads. A change order to the FCSD#1 project will be made to include a conduit for town lighting. The light fixtures will be purchased independently; delivery and installation will be coordinated with the DOT.

The cost to move the stormwater outfall at the beach could be \$80-130,000. The vortechnic unit is intended for suspended solids. A vane drain with curb and gutter could be used at the parking lot entrance. There was consensus to move forward with the driveway entrance to be located at Brown Avenue.

There has been no further discussion/action on the sidewalk design at Cty. F, Spring Road and the Hide Side Corner Store. A crosswalk does not have to be marked; to dissuade crossing the town could add signage at the corner. It was noted the sidewalk is in the bike/ped plan. Sidewalks on Cty. F were considered important but not the addition of a parking lane. This may need to be coordinated with the county. Sidewalk to Spring Road to meet with the bike/ped would be used a lot and should be seriously considered. SEH will run designs for the 3 sidewalk scenarios.

Crosswalks/Sunset Trail/Shore Road will all take DNR coordination. The town is willing to pay for the turn lane if the path and sidewalks are granted. Gravel is fine for the multi modal path (Sunset Trail). Determination of pedestrian crossings are needed, where are the right points for the crosswalks? The Shore Road overlay will be 5" by consensus as well as putting new lampposts on Shore Road with the lights on Evergreen wired to the new system.

Retaining wall streetscaping will need to be done by April; Andrew will address. Low maintenance splitter island finishing options will also come from Andrew.

**SEH Scope of Work agreement for wayfinding, streetscaping and parking:** The timeline was reviewed and modified to best meet stakeholders' schedules. There are two tracks that need to be done simultaneously – DOT needs and the balance of the town details on streetscaping. Pedestrian crossings to be considered at the April meeting with invitations being sent to the Peninsula School of Art and the Gibraltar School Board. Dane will send out a Doodle poll. Dane stated the project would be for 514 hours @ \$64,172. The contract/scope of work will be put on the March agenda.

**Beach property action plan:** Skare and Hackbarth met with the Rick Brauer of County Planning. Brauer stated in the short term tree trimming can be done in the Road Right of Way (ROW) up to the Ordinary High Water Mark (OHWM) which is approximately 8' beyond the gate. It was suggested the original cottage could house public restrooms. If a portion of the building were be taken out it may be enough to enhance the

water view. A zoning change from SF20 to VC could expand the buildable footprint. Should the properties be combined? Should Brown Avenue be abandoned? A variance request for tree cutting and zoning map amendment will be on the March agenda.

The vortechnic unit could be moved to the east side and the extended outfall pipe could be covered with the rehabilitated pier. The location of the lift station was questioned along with its own restrictions. No decision could be made as there are too many unanswered questions.

**Determination of PBS hold back:** The Building Committee recommended payment of the invoice dated January 4, 2017 \$93,704.07 and hold back \$41,806.50 (February draw request). The length of the project and no original contractual hold back was discussed.

**Approval of PBS draw request:** *Motion: (Merkel, Hackbarth) to pay the January draw of \$93,704.07 along with the February draw minus \$2,000 for the construction management. The February payment with the final balance due for construction management fee (\$2,000 and \$4,353.93) will be paid after the punch list has been completed. Carried*

**Remove from the table: Approval of Nicolet Bank Town Shop construction draw:** *Motion: (Sohns, Hackbarth) to Remove from the table: Approval of Nicolet Bank Town Shop construction draw. Carried*

**Approval of Nicolet Bank Town Shop construction draw:** *Motion: (Hackbarth, Sohns) to approve the construction draw as in the previous discussion. Carried*

**Recommendation from Building Committee to modify type and increase contract price for epoxy flooring:** *Motion: (Sohns, Hackbarth) to approve the Klinger Painting proposal for a dur-chip floor system with cove moldings in the amount of \$42,528. Carried*

**Enter into closed session:** *Motion: (Sohns, McKesson) to enter into closed session at 10:23 p.m. Carried by Roll Call vote: Aye Sohns, Skare, Hackbarth, McKesson and Merkel.*

**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 per Wisconsin State Statutes 19.85 (1) (e) Consideration of property acquisition for public purposes**

**Exit closed session and enter into open session:** *Motion: (Hackbarth, McKesson) to exit closed session at 10:43 p.m. Carried.*

**Approve action taken in closed session:** No action was taken.

**Adjourn:** *Motion: (Merkel, Hackbarth) to adjourn at 10:44 p.m. Carried*

Respectfully Submitted,

Beth Hagen  
Clerk