

Approved: March 5, 2018

**TOWN OF GIBRALTAR
BUILDING COMMITTEE
GIBRALTAR TOWN CENTER
MONDAY, JANUARY 29, 2018
7:00 P.M.**

Call to order: The special meeting of the Town of Gibraltar Building Committee was called to order at 7:00 P.M. by Karl Stubenvoll, chairman.

Roll Call/Quorum: A quorum of the Committee was present.

Members present: Karl Stubenvoll, Steve Sohns, Tony Fiorato, Laurie Buske, and Jayson Merkel

Also Present: Patrick Strantz, Maintenance Supervisor

Proper Notice/Adopt Agenda: *Motion: (Fiorato, Buske) to adopt the agenda as posted. Carried.*

Approve Minutes of Previous Meetings: *Motion: (Sohns, Fiorato) to approve the minutes of the November 2, 2017 meeting as amended. Carried*

Public Comment: None

Replacement of Town Center/ Library Furnace: Strantz reported the library furnace is 30 years old. Maintenance and repair work has been ongoing and is now difficult to find replacement parts. Should be placed as a high priority for replacement. Estimates were received from Synergy. Would like to receive additional estimates from Wulf and Eagle. Strantz will also investigate the cooling system.

Motion: (Stubenvoll, Buske) to obtain additional estimates including AC. Carried.

Relocating Fire Station on Chambers Island: The property the fire station is on is currently owned by the diocese. The Town pays \$1 per year for rent. There has been some consideration to lift and relocate to the Town property. It would make sense in the long-term to locate to land the Town owns. Merkel stated it would allow the building to be used more efficiently. Would it cost more to remove or rebuild? Merkel stated the building wouldn't be too difficult to move. The road is wide enough.

Will need to research feasibility with the Building Inspector and County for setbacks.

Mike Kahr has moved buildings like that on the island.

Kelly and Patrick will follow-up with the Building Inspector and pull the agreement with the Diocese.

Reuse of Streetlamp Posts: The committee has been asked to look into whether the old streetlamps could be repurposed in other areas through out town. The parking lot has been discussed. Merkel stated that many times the base of the posts are rusted and is concerned as to what shape they are in once removed.

Surplus auction was discussed.

Fire Station Lighting Update: Previous discussions included replacement of all of the fire station bays with the type of lamps used in the New Town Shop. It is considerably cheaper to replace the bulbs as per the previous plan. Fiorato found these bulbs online cheaper. Merkel stated the importance of vendor loyalty and the bulbs purchased from Innovative LED have a 10 yr warranty. Approximately \$1100 for labor.

Motion: (Fiorato, Sohns) to recommend to the Town Board to replace the fire station lighting, not to exceed \$4100 pending inquiry with Innovative LED for a more competitive price. Carried

Other Lighting/ Maintenance Issues: Stubenvoll asked if the soffit lights around the fire station office have been replaced - yes. The 3 sconce lights, flagpole and sign lights still need to be converted.

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Buske reported the Annex is constantly cold. There is a space between the bathroom and office door that needs to be addressed. May make better sense to set the heat the same in both rooms. The slab transfers the cold and the small size of the restrooms will not affect heating costs. Strantz will adjust the thermostats.

Was furnace maintenance completed at the Fire Station? Strantz will follow-up.

Sohns reported that lights are on at the maintenance shop at random times when unoccupied. Strantz stated the sensors have been an issue. May request the sensors be replaced with on/off switches.

Stubenvoll asked about the state of the milkboard at the dock house. Strantz stated it can be repaired easily.

Strantz didn't think there was a moisture issue and that the milkboard had only bowed.

Merkel suggested a 3rd party consult on inventory and building maintenance. Fiorato has been taking inventory as building inspections progress. A more detailed plan may be desirable. Merkel will forward contact info to Kelly.

Fiorato asked about the lock systems. Strantz reported they will be installed the week of Feb. 12th.

Adjourn: *Motion: (Fiorato, Sohns) to adjourn at 8:09 P.M. Carried.*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk