

Approved: April 16, 2018

**TOWN OF GIBRALTAR
BUILDING COMMITTEE
GIBRALTAR TOWN CENTER
MONDAY, MARCH 5, 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: (Sohns, Fiorato) to adopt the agenda as posted. Carried.*

Approve Minutes of Previous Meetings: *Motion: (Sohns, Buske) to approve the minutes of the January 29, 2018, meeting as written. Carried*

Public Comment: None

Town Center/ Library Furnace Recommendation: Estimates were received from Synergy, Wulf Brothers, and Eagle Mechanical.

Motion: (Stubenvoll, Buske) to recommend the Eagle Mechanical proposal not to exceed \$2598, without the wi-fi thermostat. Carried.

Town Shop Update: Strantz reported ice has been sliding off the roof and suggests installing ice stops. Strantz will contact PBS to get estimates. Merkel asked if they were included in the original spec. Would like to get estimates for both the shop and cold storage building.

Strantz also suggested an awning over the front entrance door.

Strantz inquired if a water softener is to be installed. Shop was plumbed for a softener but would like to determine need. Strantz will contact Reinhard to test for water softness.

The air compressor is not properly plumbed. Kent is aware. Strantz will follow-up.

The extent of the asphalt is to be determined based on pricing from the Hwy Dept after the spring road review. Electrical problem with the holding tanks and lift pumps. 110 volt pumps are wired for 220 volts, may be burnt out. Strantz is working to correct with vendors. Should be under warranty.

Sohns inquired about the light settings and whether manual switches need to be installed. Strantz will get an estimate.

Strantz has made some adjustments regarding the heating of the various bays and the office.

LaForce Project Update: Strantz reported the new locks at the Noble House and Town Hall are installed. The Town Hall locks had an error in ordering but will be repaired soon.

Fire Station and Shop lock systems are also complete.

Potential Old Town Hall Projects: Buske reported she received some comments/complaints:

1. The sign needs repainting
 - a. Shop to remove from Building
 - b. Buske will obtain an estimate
2. The kitchen stove is antique.
 - a. Difficult to use, getting rusty, 1 oven doesn't work (unable to get parts to repair)
 - b. Could replace with a newer stove and 2nd fridge

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- c. Would GHA be interested in the old stove
- d. Would like to obtain estimates for a commercial stove and fridge
3. Fiberglass curtain to the right of the stage needs to be replaced
4. There are 5 switches in the kitchen. A diagram needs to be created with labels. Fiorato will help create.
5. The stage curtain track needs to be repaired or replaced.

Inventory and Building Maintenance Consultant: Fiorato has been documenting and keeping an inventory of the properties and equipment maintenance. The consulting company would fully document everything. Merkel has a company update Hidden Harbor every 5 years. A reserve/ asset management study was created. Stubenvoll will contact for a proposal.

Spare Streetlamp Recommendation: How many of the old streetlamps should we keep for repairs after they are replaced. Merkel suggested auctioning them off ourselves in lots of 5-10. Storing them at the old town shop. Maintenance will pick up from staging area on a daily basis.

Motion: (Stubenvoll, Merkel) to retain all of the lampposts for sale at auction and retain a few for back up repairs. Carried

Other Lighting and Maintenance Issues: Sohns mentioned he has received some comments on the color of the new LEDs. Would like to switch to a warmer color LED.

Adjourn: *Motion: (Buske, Merkel) to adjourn at 8:20 P.M. Carried.*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk