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**SPECIAL MEETING OF THE ELECTORS
TOWN OF GIBRALTAR, DOOR COUNTY
MONDAY, JULY 9, 2018
GIBRALTAR HIGH SCHOOL GYM
3924 WHY 42
7:00 p.m.**

Draft posted: July 18, 2018

Approved by electors:

At 7:00 p.m. Gibraltar Town Chairman Dick Skare welcomed the audience to the special meeting of the electors. Patrick Fehrenbach from the SEH engineering firm will make a presentation on the bath house. Skare asked that if someone has a comment or question that they identify themselves and if they are a voter they state where they reside. The vote will be on the bath house and the costs of construction. Beth Hagen, Clerk outlined elector qualifications and the voting process.

Skare gave a review of the bath house mailer. The bath house is projected at \$850,000 by the town's consulting firm SEH Inc. The other information on the mailer addresses other questions raised on how the bath house financing fits in with other projects the town has going. The pier has fees and projected costs of \$720,000 which is far above the cost the board was willing to pay; another contractor is being worked with for an alternate cost at about 40% of the previous quote. A grant has been awarded to the town by the Fund for Lake Michigan in the amount of \$75,000 that will be used toward the stormwater runoff/pier project. The other figures are for SEH managing the other projects that are going: parking, streetscaping, lighting, Spring Road resurfacing, Hwy 42 resurfacing, Town Shop, etc. Lighting may not be fully funded by borrowing as it can be a special assessment. Current town debt is approximately \$5,000,000 which includes a consolidated loan, beach property, Holy Name Retreat lot, a GO bond refinance. Currently all loans are under 2.6%. A Master Note (line of credit) is anticipated for the upcoming projects which is interest only at 4%. The current borrowing limitation is \$31,385,000.

Laurie Buske Questioned the cost of the pier, Skare responded it would be under \$500,000. One of the purposes for the length of the pier is to get the stormwater outfall out as far away from the beach as possible into the bay.

Bill Wolff Length of the pier 70-150' how do we vote knowing the length of the pier? Skare: The pier information is just for information purposes only; the vote is only on the bath house.

Lynn Krause Questioned difference in pier prices not being known for mailer. Skare: Gave best information that was had at the time.

Call to order: *Motion: (Dick Skare, Bill Johnson) to call to order at 7:16 p.m.*

SEH Pat Fehrenbach, engineer for the project gave an overview of the bath house as proposed.

- The York house as a wood frame structure had issues and was not a candidate for public restrooms
- Several iterations of the bath house options were considered (larger/smaller)
- The appearance is to stay in keeping with the historic home that had been there
- The bath house is 1600 sf
- Characteristic - shed dormers, column entry and lattice work
- A gathering room and covered area was encouraged during public workshops and was added so it could be rented out or used by vendors
- Changing rooms and restrooms are the heart of the building

- 1 ○ 2 unisex bathrooms and 4 toilets, all are handicapped accessible
- 2 ○ 1 toilet stall = 50 people
- 3 ○ How many people at the beach to size the building
- 4 ○ 3 drop off spots
- 5 ○ 2 handicapped parking spots
- 6 ○ What percentage of the building is to cover the property. 2-3%
- 7 ○ Vortecnic unit (multi chamber filter system) storm drain system
- 8 ○ Rock wall to remain
- 9 ○ Green space to expand to the east
- 10 ○ Inside of the building is concrete block (braised block) standing seam metal roof
- 11 ○ Precast safe area in restrooms

12
13 Pete Kopala How can pricing be guaranteed; this is phase 1, you cannot guarantee

14
15 Bruce Hill How much is the project worth to us as a town? Is there a way to get this project down
16 another \$600,000?

17
18 Phyllis Schott Feels Fish Creek is land locked, agree with the pier as it is a necessity for clean water but are
19 here for a bath house and we need flush toilets, a place to wash our hands and a shower outside. The
20 other things we are not using our other buildings to their fullest use; so we need to cut out the extras at the
21 bath house and we don't need a children's area we have a wonderful school with facilities.

22
23 John Hill Asked the price per square foot. Pat Fehrenbach stated the price was calculated on a material
24 basis. (An audience member stated \$530 per sq. ft) We are a seasonal area, how many days will it be used?

25
26 Mr. Diego Asked if there is a greater purpose for the building that is not easily seen. Fehrenbach
27 responded that the restroom ceilings are precast which make them a safe area (not a FEMA qualified
28 storm shelter).

29
30 Tom Rentmeester The term bath house is not applicable, it can be used for more than 2-3 months. It is a
31 park it cannot be treated as just a beach.

32
33 Pat Fehrenbach The building is heated and air-conditioned, so it can be used year-round.

34
35 Rachel Stollenwerk Will it be open year-round, hours? Fehrenbach - restrooms with timer, the gathering
36 room by key entry only. Are there any grants or sources of funding available? Fehrenbach responded that
37 options are being investigated but that opportunities for bath houses are not as available.

38
39 Unknown What is being done to make swimming safer? Where are you going to find more beach
40 property in 40-50 years, this building takes up a lot of space.

41
42 Tom Goelz Good to put storm outfall under the dock. How far is the catch basin from the beach? 150'

43
44 Charlie Eckhart It is important that the building should outlast the debt. If we do this I want to make sure
45 we do this right, so it does not cost substantially more.

46
47 Steve Sohns Reminded that when Town Center was remodeled it opted not to spend the \$200,000 but
48 then cost \$1,500,000 when the expansion was done.

49

1 Phil Saperstein Who many people go across the street to use the bathrooms at the Town Center, is that a
2 hardship? How can you justify building 1600 sq. ft. for 6 commodes? Point of order to vote by a show of
3 hands.

4
5 Doug Butchart Is the drawing to scale? Fehrenbach – yes Butchart - The gathering space is a superfluous
6 area. There will not be more than 60 days of actual use.

7
8 Tom Thurman This is 1 piece of an overall plan for our community. There have been a lot of public
9 meetings where special interests have been expressed; this plan is balanced with a lot of competing
10 interests. Centralized parking has been expressed interest in previous meetings. Choices have been made
11 over time and have remained consistent with a vision in preserving our natural beauty. Encourage support
12 for the plan to go forward.

13
14 Paul Pillat This is not just a bath house it is a shell game. Should we be funding property for the tourists, is
15 that the right way to go? I'm all for paying down the debt and budgeting for these things in the future, not
16 borrowing and saying its somebody else's problem down the road.

17
18 Liz Heck I agree with Tom that there have been previous meetings on the design of the bath house. The
19 original design was 937 sq. ft. so what public input/meeting was there to make it 1600 sq. ft.? What was
20 the square footage of the house that was just moved? 1000 sq. ft. Is there a middle ground on sizing?
21 Fehrenbach – several meetings were had, the boards tasked SEH to come up with the best design given
22 public input.

23
24 Brian Stillwater Native American settlement on that land, that could be sacred ground.

25
26 Unknown For those of us who have made up our minds can we vote?

27
28 Unknown Anybody can make a motion.

29
30 Unknown I make a motion that you can vote if you've decided.

31
32 Rudy Karl Complimented the chairman and board on what future plans might be. The blue part of the
33 sheet shows the increase in mil rate in relation to debt. If the full amount if borrowed the taxes will be
34 35% greater than 2017. Keep this in mind.

35
36 Teri Berndt Tourism is why Fish Creek is what it is. Our hotels, restaurants and shops are for them. With
37 the towns and villages expanding and enhancing we don't need to be like them but need to keep up with
38 them. We need something in our village for families to do all day so they don't have to leave.

39
40 Christie Weber (commenting for Elaine MacDonald) For 50 years her downtown business has been based
41 on tourism. She would vote no. The project is overly excessive. The \$1,400,000 was to expand the beach,
42 not build a public facility that will take away more than the building that was there before. It is how much
43 it costs to heat, cool, clean etc. year-round. The public will be locked out of it half the time. It will not be
44 successful, and no one will walk across the highway to get to it. We cannot afford it. I would like to offer
45 that somebody make a motion to postpone a vote and that they direct council to bring back a smaller
46 scaled version. The public is ill informed. What would the maintenance costs be, how many employees
47 would it take?

48
49 Gail Richey I found out last minute on Friday so maybe not all the people who should be her are aware.
50 There was not a lot of criteria to base the plan on. We are missing the point that this is for the beach only.

1 Needs to be scaled down. There are other places to accommodate the other needs so cannot justify the
2 other usage.

3
4 Brian Hackbarth How long ago did the board decide to have this meeting and how long has it been posted
5 for. I know that it was legally posted long enough but it was pretty short notice Hackbarth added that it
6 had met what was legally required. This conversation is about all the numbers not just the bath house.
7 Look at long term vision with total project price tag that has long term vision with a more affordable price
8 tag.

9
10 Tom Thurman I'll make a motion. *Motion: (Tom Thurman, Unidentified second) that we proceed with authorizing*
11 *the town beach bath house not to exceed \$650,000.*

12 Phil Saperstein stated the motion that was made was out of order and the purpose of the meeting
13 is to vote on the proposition that is on the floor and asked for a vote by show of hands.

14 Kathy Grawien Have been going to the beach for over 40 years and had taken an informal survey
15 of families that had been here over the 4th. Survey findings: drop-off parking back up, problematic
16 in inclement weather, without parking it creates issues for individuals with varying abilities that
17 may need to be dropped off and potentially left alone at the beach while the driving individual
18 parks.

19
20 Carol Anderson How many trees are coming down?

21
22 *Motion: (Tom Thurman, Valerie Murre Schlick) to proceed with the bath house not to exceed \$650,000.*

23 Phil Saperstein Called for a point of order. Multiple layers of discussion ensued regarding Roberts
24 Rules of Order.

25 Dick Skare Called for the question and asked if the electors were comfortable with voting by a
26 show of hands. The response was no to that method. The question was repeated *Valerie Murre*
27 *Schlick stated that she was unaware of the dollar amount in the current motion and withdrew her second. The*
28 *motion died for lack of a second.*

20

Motion: (Valerie Murre Schlick, Gloria Heck) to proceed with the bath house as proposed.
The electors cast paper ballots: 58 Aye, 153 No The motion failed.

30 **Adjourn:** *Motion: (Dick Skare, Bill Johnson) to adjourn at 9:18 p.m. Carried*

31
32 Respectfully Submitted,

33
34 Beth Hagen
35 Clerk