

**TOWN OF GIBRALTAR
REGULAR MONTHLY MEETING
WEDNESDAY JULY 3, 2018
GIBRALTAR TOWN CENTER
4097 HIGHWAY 42, FISH CREEK WI 54212
7:00 PM**

Approved: August 1, 2018

Call to order: Dick Skare called the regular meeting to order at 7:00 p.m.

Roll call/quorum:

Board members present: Dick Skare, Steve Sohns, Barb McKesson, Dwayne Daubner and Bill Johnson

Board members absent: None

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

Approve minutes of previous meeting(s): *Motion: (Sohns, Skare) to approve the minutes of June 5, 2018, special meeting as amended. Carried Motion: (McKesson, Johnson) to approve the minutes of June 6, 2018, Board of Review as presented. Carried*

Motion: (Johnson, Sohns) to approve the minutes of June 6, 2018 regular meeting as amended. Carried Motion: (Sohns, Johnson) to approve the minutes of June 11, 2018, special meeting as amended. Carried Motion: (Johnson, McKesson) to approve the minutes of June 20, 2018, special meeting as written. Carried Motion: (Johnson, Sohns) to approve the minutes of June 26, 2018, special meeting as written. Carried

Committee Reports

Parks & Lands: No report.

Fire Department/EMR: Dick Skare introduced our new Fire Chief Andrew Bertges to the audience.

Noble House: The Noble House is up and running. The museum is short a docent and may need to close 1 day per week. If anyone is interested in being a docent contact Laurie Buske. Lemons, for lemonade, are being squeezed as a fundraiser at the Summer Festival on Saturday.

Airport: Brett Lecy reported 120 trees have been planted (paid for with donations) and the Ephraim Fire Department has taken on the responsibility of watering. The BOA has inspected the runway and it is in good shape, it may need crackfilling in 2019 but not repaving at this time. The Young Eagles Event took up 67 kids up for rides.

Watershed: Linda Merline stated 2nd testing for the year done. The data is being organized for the SWIM site with the DNR.

Planning: Linda Merline stated the commission did not meet this month. Bob Bultman has begun writing the request for proposal for creek plan designs.

Harbor Commission: Kelly Murre reported for Dave Harris that the dock is busy and full for the weekend.

Room Tax: Skare stated the annual meeting was just held in Baileys Harbor and overall things are going well.

Building Committee: Steve Sohns reported all the building walk throughs have been completed and the findings are being prepared for budget. Tony Fiorato gave a presentation to the committee on a data base that will track equipment/buildings. If it proves useful the committee may request the town purchase the software.

Maintenance Department: Maintenance Supervisor Patrick Strantz stated they have been tackling invasive species with guidance from Parks & Lands. Spring Road will have center and bike lane stripes as well as shouldering done. In 2019 a second lift of asphalt will be added.

Clerk Report: Beth Hagen stated the office will be closed tomorrow for the holiday. No fireworks permits have been requested.

Door County Coastal Byways Council: Beth Hagen encouraged individuals to check out the changes to the town website. The next meeting is Friday, September 14th 8:30 a.m. in the Village of Ephraim.

Chairman: Dick Skare stated the DNR will not be moving the Shore Road entrance to the park but potentially moving the building. Bill Kowolski, Superintendent at Peninsula Park is willing to work with the town.

Public Comment:

- Don Freix expressed concern about liquid manure spreading.

Agenda Items:

Consideration of variance request for Blossomberg Cemetery plot purchase by Kathleen Kohn: *Motion: (Johnson, Skare) to reject the request for variance for Blossomberg Cemetery plot purchase by Kathleen Kohn. Carried*

Special Event Request: Lautenbach's Orchard Country, Summer Harvest Fest, July 21, 2018, 9 AM – 6 PM, outside sales, banners, vendor tents: Carrie Vistie said this is the 11th annual Harvest Fest. The tents are primarily for shade and the banners up the week before the event. *Motion: (Sobns, Daubner) to approve the special event request for Lautenbach's Orchard Country, Summer Harvest Fest, July 21, 2018, 9 AM – 6 PM, outside sales, banners and vendor tents. Carried*

Special Event Request: Lautenbach's Orchard Country, Fall Harvest Fest September 22, 2018 9 AM – 6 PM, outside sales, vendor tents, banners: Carrie Vistie said this is the 11th annual Harvest Fest. The tents are primarily for shade and the banners up the week before the event. *Motion: (Johnson, McKesson) to approve Lautenbach's Orchard Country, Fall Harvest Fest September 22, 2018 9 AM – 6 PM, with outside sales, vendor tents and banners Carried*

Special Event Request: Ephraim Yacht Club Bratfest, August 4, 2018, Klein residence at 3282 Gibraltar Road, 6 - 10 PM, parking limited to 1 side of Gibraltar Road: *Motion: (Sobns, McKesson) move to table. Carried.*

Temporary Class "B" License Request: Ephraim Yacht Club Bratfest, August 4, 2018, Klein residence at 3282 Gibraltar Road, 6-10 PM: *Motion: (Sobns, Johnson) move to table. Carried.*

Special Event Request: Ephraim Yacht Club Commodores Party, August 11, 2018, 6 – 10 PM Peninsula School of Art 3900 County F, parking on one side of Cty. F: *Motion: (Sobns, Johnson) move to table. Carried.*

Temporary Class "B" & "Class B" License Request: Ephraim Yacht Club Commodores Party, August 11, 2018 6 – 10 PM, Peninsula School of Art, 3900 Cty. F: *Motion: (Sobns, Johnson) move to table. Carried.*

SEH Bath House options and beach pier discussion: Pat Fehrenbach gave an overview of the 3 options the board requested.

Option #1 Bath House (50' x 32' building only) with gathering room/space with double-sided fireplace foundation, heat and air, pergola

Option #2 Bath House (50' x 32' building only) same as option 1 but no pergola. The pergola is replaced with a stepped down standing seam roof matching the bath house roof that would cover the same area as the pergola

Option #3 Bath House (32' x 32' building only) has the same building configuration minus the gathering room, the roofline remains extended but would not go beyond the original option 1 and 2 footprint.

Foundations for the entire area should be added to the options (footprint of the building and covered space should the town choose to expand in the future.) There was concern about the stepped down roofline, as it may limit flexibility, and gas fireplace chimneys. The gathering room could be used for individual rentals, business (umbrella/kayak).

Originally the board felt the need for choices to see what could be available but not necessary to bring forward to the electors. Option #2 seems to be the most appropriate based on multiple open houses and elector responses. Even with that there would be modifications – foundation extension. The concern with offering 1 option is that it may be defeated in its entirety. The vote of the electors will be binding on the building and amount of money being spent. The motion can be to a specific dollar amount. Electors need to vote on buildings and property and borrowing of money. There will be additional costs in the project, landscaping, playground, stormdrain, pier. *Motion: (Skare, McKesson) go with option #2 as the only presentation option. Carried*

Pier Discussion: Mike Kahr of Death's Door Marine, has done preliminary work with Jeff Saxby, SEH. Saxby stated the stormwater and pier are tied together. DNR permitting will be crucial in the pier project. Use of a pier to camouflage an outfall was done in Otomba Park. The existing dock goes out 115'. The new pier would be 12' wide and could be up to 200' long with an L on the end. The swimming buoys are out about 200'. The pier could be adjustable like the gas dock. There would be lateral cross-bracing for ice conditions.

Hydraulic analysis will need to be done. Will there be an issue with stagnant water? Lack of wave action? A riparian rights line survey should be established. There are no setback requirements on the water.

SEH to make the contact with Hurth. Use the 30' = 20' to the property line then the pier. Kahr highly recommends a bulkhead line. *Motion: (Johnson, Daubner) establish a pier with 30' (20' plus pier) from the east side (property line) with a survey for riparian rights and to move forward with the DNR permits. Carried*

Determination of Bath House Option(s) to present to electors July 9, 2018: See SEH Bath House options and beach pier discussion.

SEH Parking Lot Lighting: Jeff Saxby stated that Ken Tallion has the drawing and is determining lighting, luminaire options. Ken will be coming up to discussed types of lighting. The lot lighting will be on the same system as the streetlights. Saxby will know Tallion's schedule 1 week prior, so a meeting can be set.

Consideration of Hwy 42 Streetlight Project Assessment: Bob Kufrin gave an overview of the reworked assessment methods. The front foot version from the last meeting is not being considered. Johnson recommended adding the \$100,000 parking lot into the \$200,000 town costs. There was consensus on this point. *Motion: (Johnson, McKesson) to go with lighting proposal A3 (allocates the cost between Total Value at 50% and Total Units at 50%), moving the parking lot to the town's general contribution to \$300,000 and we will calculate additional lighting expenses to include the system control and the wiring and costs of wiring extending beyond this plan in the future. Carried*
Kufrin was asked what the next step was in the special assessment process. Kufrin responded there is a public hearing process, engineering report etc. Sohns questioned if Kufrin should be hired to do the next phase of the process. *Motion: (Skare, Daubner) to hire Bob Kufrin to help with the lighting assessment process. Carried*

Consideration of Meissner landscape proposal: Meissner proposal is for a concept plan that can be sent out for bids. The plan is for landscaping at the parking lot detention pond. The cost for the proposal is \$2,700. *Motion: (Johnson, McKesson) accept the proposal and pay the 1/2 design fee. Carried with Sohns opposed.*

Project Financing: Skare spoke to Associated and Nicolet National Bank regarding a line of credit and short-term loans. Baird was also contacted regarding financing options. A bond is not currently needed, project financing would be best served by a line of credit or short-term loans which could eventually be rolled into a bond issue.

Building Committee recommendation on donation of old street signs: *Motion: (Johnson, Sohns) to donate the signs to GHA. Carried with Mac abstained.*

2018-19 Operators' licenses: *Motion: (Sohns, Daubner) to approve the 2018-19 operator's licenses as presented. Carried*

Payment of bills: *Motion: (Sohns, Daubner) to approve the bills for payment as presented. Carried*

Adjourn: *Motion: (Johnson, McKesson) to adjourn at 10:24 p.m. Carried*

Respectfully submitted,

Beth Hagen, Clerk