

TOWN OF GIBRALTAR
SPECIAL MEETING WITH CLOSED SESSION
PER WISCONSIN STATE STATUTES 19.85(1)(c), (e) and (g)
MONDAY, JULY 16, 2018
GIBRALTAR TOWN CENTER
4097 HIGHWAY 42, FISH CREEK WI 54212
6:00 PM

Approved: August 1, 2018

Call to order: Dick Skare called the special meeting to order at 6:05 p.m.

Roll call/quorum:

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

Board members absent: None

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

Acceptance of Fund for Lake Michigan Grant Award for \$75,000: *Motion: (Sohns, Daubner) to accept the grant award of \$75,000 from the Fund for Lake Michigan. Carried*

Consideration of replacement mower for Chambers Island Lighthouse: Two mowers were considered a Husqvarna LTA18538 38" 18.5 hp and a Poulan Pro 42" 19hp Briggs & Stratton riding lawn mower, PP19H42. The Poulan is from Tractor Supply at a cost of \$1,299.99; the Husqvarna is from May's at a cost of \$1,499.99 with an additional \$50 discount. May's did not recommend the Husqvarna 42" as the motor is undersized for that size deck. Parts are available for Husqvarna in Sturgeon Bay; *Motion: (McKesson, Daubner) to purchase the 38" Husqvarna for \$1,450.95 for out on the island. Carried*

Determination of 2nd lift of asphalt on Spring Road project: *Motion: (Johnson, Sohns) to defer the 2nd lift of asphalt on Spring Road until next year after the Hwy 42 project is done. Carried*

Consideration for Chip Sealing of Juddville and Triangle Roads: Skare stated the County has materials sufficient to chip seal the 2 roads.

Quotes: Triangle Road Entire length 1.129 miles, 20 feet in width \$18,900

Juddville Road from CTH A to the hill 1.48 miles, 20 feet in width \$24,700

Motion: (Sohns, McKesson) to do the chip sealing on those 2 roads and do our test and see how it turns out. Carried

The roads should be checked for cracks before sealing. Dick to call Rob Robison in the morning to confirm the project.

Consideration of Hide Side Corner sidewalk option – location(s), easement(s), other: Jim Surges from Hide Side Corner is concerned about liability issues. Originally met with Andrew Dane several times and proposed a walk to come up the steps if a walk had to go in. Wheelchair access is at the bank and in the rear of Hide Side and J Jeffrey Taylor. Jim stated he had not been informed of plan change for the sidewalk. Sohns said the reason it changed was ADA requirements. The conversation in the past has made mention of people walking on the grass and in the street to get to the bank. *Motion: (Johnson, Sohns) reach an agreement and an easement drafted to use the Hide Side sidewalk and walkway with signage. Carried*

Beach Project Options: Skare stated after last Monday's Meeting of the Electors who do we go forward. Skare spoke with SEH last Wednesday on alternatives: reducing the size, no building at all, change the type of construction or prefab.

Board feedback and take-aways:

- ✚ type of building,
- ✚ cost of building
- ✚ cost of project
- ✚ size of building
- ✚ pier
- ✚ whole project as planned
- ✚ no secondary proposal
- ✚ no simple plan (restrooms only)
- ✚ no building
- ✚ generally, not well received
- ✚ glad for the input
- ✚ want basic restrooms and a beach
- ✚ there are volunteers willing to work on a proposal
- ✚ proposed plan was everything asked for in the Waterfront Plan

Forward thoughts:

- ✚ move ahead with vortecnic unit with outfall pipe. Skare will be having a conference call with SEH, the DNR and Mike Kahr on Wednesday at 1:00 p.m. here. The public is welcome.
- ✚ modular unit
 - could be used to cut costs
 - Sohns the County uses HuffCutt Concrete Inc. modules in several parks (LaSalle, Sugar Creek, Cana Island
 - modules can be put together in any amount and arrangement
 - 6-week lead time
 - preparation of foundation, wiring and plumbing needed
 - concession module
 - sample unit given had a cost of \$173,000 excluding owner/contractor responsibilities
- ✚ a shelter can be added vs. a pergola
- ✚ McKesson wants 4 family restrooms
- ✚ style of the building to be "Fish Creek" shed roof; the original tea house was driftwood color with white trim (sample cottage type pictures were shown), dress it enough to fit the village
- ✚ absolutely as functional as can be
- ✚ other local contractors – stick built or modular

Audience comments:

- ✚ revisit previous Soil and Water beach treatment plan, a long pipe is not needed with the vortecnic unit
- ✚ HuffCutt prices do not include heat/ac
- ✚ \$850,000 is out of whack, don't go to other cheap extreme
- ✚ does it need to be 4 season; huge impact on cost
- ✚ Baileys Harbor bathroom with 2nd story observation deck
- ✚ 200' pier not needed, enough docks in town
- ✚ thanked the board for responding to public opinion
- ✚ green initiatives, solar tubes in the bathrooms, green designs

- ✚ revisit the number of parking spaces being removed
- ✚ no specific considerations for gathering space use, sink, refrigerators

Johnson get a bid finish up with what was started there. Sohns stated the board had talked about trees to cut, stumps to grind, berm removed. There is scrub at the beach and sidewalk. Johnson, we need to make it safe too. Patrick to level specific spots and certain trees/brush. *Motion: (Johnson,) have scrub trees at the beach and sidewalk and any tree that is not long living (locust) be removed up to \$3,500. Failed for lack of a second. Motion: (Sohns, Johnson) have our guys clean up the scrub along sidewalk and take out either 1 or 2 (trees) that are leaning over the sand beach and just cut them off leaving the stump(s) and clean up the site better so its safer. Carried*

Sohns will contact HuffCutt for options on what can be done on the outside without voiding the 20-year warranty. Skare to contact John Sawyer on the plans/cost for Egg Harbor.

Enter into closed session: *Motion: (Johnson, Sohns) to enter into closed session at 7:50 p.m. Carried by roll call vote, Sohns, Skare, Johnson, McKesson and Daubner.*

- A. Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – Fire Chief and Police Chief
- B. 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. Consideration of property acquisition for public purposes
- C. Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved – White Cottage Red Door

Exit closed session and enter into open session: *Motion: (McKesson, Daubner) to exit closed session and enter into open session. Carried*

Approve action(s) taken in closed session:

- A. Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – Fire Chief and Police Chief
- B. 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. Consideration of property acquisition for public purposes
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Motion: (Sohns, Johnson) to approve action taken in closed session. Carried

Adjourn: *Motion: (Johnson, McKesson) to adjourn at 10:00 p.m. Carried*

Respectfully Submitted,

Beth Hagen, Clerk