

Approved: August 19, 2013

**TOWN OF GIBRALTAR
BUILDING COMMITTEE
MONDAY, JULY 22, 2013
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular 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 and Tom Birmingham

Proper Notice/Adopt Agenda: *Motion: (Sohns/Birmingham) to adopt the agenda as posted. Carried.*

Approve minutes of previous meeting: *Motion: (Birmingham/Sohns) to approve the minutes of July 1, 2013 as written. Carried.*

Public Comment: None

Discuss Town Hall, Dock House and Retreat Dock Walk-throughs:

Town Hall:

- Roof takes highest priority.
- Main door lock is sticky. Lubrication may correct the issue.
- Hole in the floor south of the kitchen door. A square plate would cover.
- Broken bulbs on the stage foot lights. Socket stoppers could correct, unsure how often they get used.
- Repair outside wall and trim.
- Water damage along kitchen beam, patch and paint.
- Doors to the stage need to stay open April through October, not enough air moment is causing mildew and moisture from the basement.
- Siding over the north AC unit needs painting. An eave trough may help the issue there.
- Caulk along north edge of west wall.
- Flooring could use refinishing, but not a priority.
- Women's restroom north door, bottom sweep should be replaced.
- Cast iron planter at the restroom door should be removed. It is chipping and scraped the siding, the siding needs to be repaired. Might be a good place for a new garbage receptacle.
- Lawn edging under downspout needs to be reset.
- Are the phone lines to the Town Hall still needed? Can they be removed?
- Ridge vents along the ridge.
- Another black sheet is needed for a window.
- The water heater needs be properly flushed.
- The public showers are underutilized. Would it make more sense to convert to more stalls.

Retreat Dock House:

- Roof needs replacing
- Hole in the siding needs repair. Tom Lardinois has someone and plans to get that fixed.
- The black railing that is anchored into the asphalt needs additional fastening. All the railings into concrete need caulking.
- The lift at the end of the retreat dock needs to have the bolts tightened.

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- West side of the retreat house sheeting is loose and fill is coming out from underneath.

Town Dock House:

- Two wooden, vertical bumpers on the east side of the Retreat dock are missing.
- A lot of caulking and painting is needed. The east wall junction between restrooms and main building.
- Flashing is needed along the bottom edge of the siding.
- The main door is left open while the AC is running. Huge energy loss. The door lock needs to be addressed.
- A new floor would need to be protected better from winter storage.
- The NE end of the building has monitor lines that need caulking.
- The emergency stop sign for the fuel needs to be replaced.
- The restrooms ceiling wall edge covered with spider webs and very dirty. The grout is in sad shape. The milkboard should be caulked. Just looks unclean. 2 heaters have an open space that wires are open. Very dangerous!!
- The end of the dock slab has bad concrete and is starting to fall apart. 1st and 6th cleats are broken and should be replaced.
- The dinghy mounts should have caulk around the steel also.

Determine Priorities for 2014 Budget: The committee reviewed last year's priorities and made adjustments for this year. Will revisit again next month.

Make Town Shop Recommendation: The Committee is in agreement that a replica of the Baileys Harbor Town Shop would suit the needs for Gibraltar. There would be a cost savings in design and architecture costs. There is no reason for the stone work and could reduce the size of the lunch area and paint room. The width is appropriate and suggests 3 drive thru bays. Ventilation would be needed in the summer.

Follow-up on Previous Walk-throughs: None

Other Lighting/Maintenance Issues: None

Set Next Walk-through: Tuesday, July 30, 2013 at 7 AM (Town Shop and Airport) and Tuesday, August 6, 2013 at 7 AM (Fire Station)

Set the Next Meeting Date: Monday, August 19, 2013 at 7:00 PM

Adjourn: *Motion: (Birmingham/ Stubenvoll) to adjourn at 8:35 PM. Carried.*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk