

Approved: April 15, 2019

**TOWN OF GIBRALTAR  
BUILDING COMMITTEE  
GIBRALTAR TOWN CENTER  
MONDAY, FEBRUARY 25, 2019  
6:30 P.M.**

**Call to order:** The Town of Gibraltar Building Committee meeting was called to order at 6:34 P.M. by Karl Stubenvoll, chairman.

**Roll Call/Quorum:** A quorum of the Committee was present.

**Members present:** Karl Stubenvoll, Steve Sohns, Tony Fiorato, Jayson Merkel and Laurie Buske

Absent: None

Also Present: Patrick Strantz and Dick Skare

**Proper Notice/Adopt Agenda:** Stubenvoll verified the agenda had been properly noticed.

*Motion: (Fiorato, Buske) to adopt the agenda as posted. Carried.*

**Approve Minutes of Previous Meetings:**

*Motion: (Sohns, Buske) to approve the minutes of the December 13, 2018, as written. Carried.*

*Motion: (Sohns, Fiorato) to approve the minutes of the January 2, 2019, as written. Carried.*

**Public Comment:** None

**Review Bathhouse Plan Set and Specifications:** The committee reviewed the plan set and specifications and made the following recommendations:

- Need to obtain a separate figure for the building, separate from the site
- Carpentry is not included in the list of sub-work
- The committee questioned if the landscape plan needs to be included. Or if it should be separate with input from Parks and Lands.
- An irrigation plan is included with options for water to be supplied via a well or from the lake.
- The planting area is still to be determined.
- Need to consider where the path will be placed based on the playground equipment

C100/200

- Maintain Brown Ave pavement as long as possible for staging
- Save/utilize old playground equipment
- Contact Blue Horse to inform their customers about parking lot
- Schedule a pre-bid meeting
- Grass seed recommendation from Parks and Lands
- West property line to be cedar or hardscape for a buffer (ask property owners for preference)
- Top soil to be supplied by owner, to be screened

C300

- Well location to be placed closer to sidewalk/more convenient. Concerned about well casing height above high water mark.

C400

- Catch basins in parking area
- More drainage needed along new sidewalk section

C500/501

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- Entrance and exit aprons - additional drainage to East

L100

- Trash receptacles, bike racks, and site benches to be determined by Parks and Lands. Pads to be poured, no anchors. Locations TBD for best placement

L101-3

- Stone path to be removed (for now), need to determine best placement for playground

L200

- All plantings to be removed
- Perimeter cedars to be planted east and west. Unless neighbors prefer a fence/hardscape
- Gardens TBD by Parks and Lands.

L201 (4)

- Is not an example of how trees are planted in Door County

L300

- Rain Bird irrigation system
- Need to look into pulling water from the Bay

A100

- Exterior faucets on each side of the building. Or stand pipes pulling from lake water
- Cedar posts to be all square.

A101

- Far west edge needs fiberglass reinforced insulation protection (1)
- Flashing and drip edges needed over window headers, siding should not come all the way to the flashing. Needs a ¼ inch gap
- Floor mounted toilet (as recommended by Toyne), auto/power flush, with easier to clean base.
- Blocking for mounting changing tables in other restrooms for future use
- Center foundation support wall to be 10 inches wide with shelf on both sides (3)

A102

- Spacing and flashing over door jam, hanging slab at each doorway
- Smooth FRP
- Does not show shelf (3)

S100

- Is gypsum board sufficient for truss lateral bracing

S200

- Post base detail connection plate to be reconfigured
- Prefer 12 - 8x8 square timber posts with matching brackets to mount the base plates, ½ inch spacing concrete to post

S201 – Approved

M101

- Add an exhaust fan in the mechanical room.
- Exhaust from soffit vents rather than roof

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M501

- Tamper proof thermostats
- Auto locks as used throughout town (LaForce)

P100

- Floor drains to a separate catch basin
- Outdoor shower drain

P101

- Strantz suggested a loop system for the hot water
- Building to be zoned, with partial shut-off
- To be plumbed for a water softener
- Water spigot in each restroom under sink
- Condensation protection on cold lines.

E000

- Symbols are missing

E100

- Well to be relocated.
- Data conduit to be included
- Lighting controls for lamp posts.

E200

- Outlet under water fountain seems odd
- Exterior outlets best placement

E500

- Consideration of generator connection.

**Other Lighting/Maintenance Issues:** Buske suggested the snow be raked from the kitchen roof of the Noble House. Concerned about the snow load. Maintenance will address.

**Set Next Meeting Date:** TBD

**Adjourn:** *Motion: (Buske, Sohns) to adjourn at 9:56 P.M. Carried.*

Respectfully Submitted,

Kelly Murre  
Deputy Clerk