

**TOWN OF GIBRALTAR
SPECIAL MEETING
MONDAY APRIL 15, 2019
GIBRALTAR TOWN CENTER
4097 HIGHWAY 42, FISH CREEK WI 54212
APPROXIMATELY 7:30 PM
FOLLOWING THE BUILDING COMMITTEE MEETING**

Approved: May 1, 2019

Call to order: Dick Skare called the special meeting to order at 7:45 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 posted. Carried*

Building Committee recommendation for Noble House furnace replacement: Two vendors submitted proposals for replacement furnaces to the committee.

- Eagle Mechanical
 - Option #1 Carrier “Infinity 98” \$5095
 - Option #2 Carrier “Performance” \$3251
 - Option #3 Carrier “Comfort” \$2448
- Synergy Heating and Cooling
 - Silver Concord 2 Stage Furnace with Constant Torque Blower Motor \$2801.55
 - Bronze Concord Single Stage Furnace \$2447.55

The committee recommends Eagle Mechanical Option #3 Carrier “Comfort” \$2448.

Motion: (Sohns, Johnson) to approve Option #3 of Eagle Mechanical Noble House for \$2448. Carried

Budget Amendment for Noble House furnace replacement: *Motion: (Johnson, Daubner) to approve a budget amendment to Noble House for the replacement furnace in the amount of \$2448. Carried*

Consideration of Beach parking lot layout modification to meet county requirements: Three issues were identified in the Beach Building Permit application. One of which is that the current parking layout does not meet county requirements. Parking lot pavement must be at least 5’ away from property line/right of way. Currently the parking lot is going over this. Variance will not be an option as we have enough room to make it work. The proposed layout will keep the building in the same spot, but shift the parking to west and north. If this layout is approved it will be revised and submitted to the County for approval. Questions arose with SEH not knowing about the zoning setbacks. Additional costs are anticipated due to the plan change. Sohns questioned who would pay the cost of the substantial mistake. In a subsequent email from Rick Brauer, he stated he should be able to approve the permits conditionally if the new layout is approved with the other permits requirements below. *Motion: (Johnson, McKesson) to adopt the revised parking lot layout needed to meet the County parking lot standards. Carried*

Consideration of other permit requirements needed for Beach: The remaining two issues brought out at the building permit review for the beach project were:

- Existing street (Brown Avenue) needs to be abandoned.
- 3 parcels that make up this site need to be combined – new CSM needed.

These issues had been discussed previously and the board had intended to get them accomplished but had not to date. *Motion: (Sohns, Johnson) to move forward with the abandonment of Brown Avenue and combining the 3 parcels that make up the new beach site. Carried*

Preview Redmann Project presentation points: Skare stated “Preserving the Bluff” is a rough draft of information for tomorrow evening’s meeting. The board reviewed that material and had the following comments/changes:

- Explain how the project came about
- The process going forward needs to be clear
- Multiple entities needed to make a complete development happen
- Cost is \$2.15 million
- How many actual permits would be coming with the property
- Mention that a committee will be formed to look into details
- Tax impact, goals of grants, funding
- Cost to take the sewer up the bluff
- Consideration of holding tanks as an option or as an interim
- Contingency plan if things don't work out as planned
- Attainable, affordable housing
- Rural economic development
- Mix of developers
- 1 page summary sheet for the project – pros, cons, costs
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Barb McKesson has prepared a PPT presentation for tomorrow evening detailing the history that led to today.

Adjourn: *Motion: (Johnson, Sobns) to adjourn at 9:51p.m. Carried*

Respectfully submitted,

Beth Hagen, Clerk