

**TOWN OF GIBRALTAR
SPECIAL MEETING
THURSDAY, JUNE 26, 2019
8:00 AM**

Approved: August 7, 2019

Call to order: Dick Skare called the public meeting to order at 8:00 a.m.

Roll call/quorum: Skare stated a quorum of the town board was present.

Present: Dick Skare, Steve Sohns, Bill Johnson, Barb McKesson and Tim Luetngen

Absent: None

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

2019-20 Liquor License renewals:

Application for Fish Creek Campground & RV LLC “Class A” and Class “A” retail license:

Motion: (Sohns, Johnson) to approve the application for Fish Creek Campground & RV LLC “Class A” and Class “A” retail license. Carried

Application for Gallant Management Group, LLC Class “B” retail license: *Motion: (McKesson, Johnson) to approve the application for Gallant Management Group, LLC Class “B” retail license. Carried*

Application for DLD Enterprises LLC , “Class B” Combo retail license: *MOTION: (Johnson, McKesson) to approve a “Class B” Combo License to DLD Enterprises LLC. Carried*

Fish Creek Bath House: Andy Crowell stated concerns had been gone over at a meeting on Monday. The prints confirmed the size of the sidewalk at 6’, irrigation, placement of the light post, and 1 spigot located under the water fountain. Sohns added there was a change order - 2 spigots (1 on each side of the porch) added and the grinder pump was also in that conversation. Jeff Saxby was at that meeting noting the change orders. Patrick stated he, Laurie Buske and Dana agree that only one spigot was needed. Town Board will pass on additional forcing of that issue. Crowell stated this was the 3rd set of prints (final set) and the change orders are not shown. Steve asked if he was mistaken in what the town had wanted the sidewalk to be there, 8’ which would be different than the rest of the town. Purposely different so when individuals or families with their regalia came from the parking lot it would be an easy maneuver per Barb. Andy stated the drawings specify 6’ from the beach to the Town Center. Steve said another point of contention is where the streetlight base is located. Bill stated that SEH needs to rectify the errors. It is to be determined who will cover the cost.

The grinder pump was also discussed as a change order at the same meeting as the water spigots. The pump was also missed in the change orders. Dennis Steigenberger, Cedar Corporation stated that Joe from the Sanitary District received drawings showing approximately where the grinder pump would be located and forwarded them to Dennis. The Sanitary District’s only concern would be the different diameter connection. Reinhard is not willing to do the installation. Ethan (Blue Sky) will be checking for other plumbers.

Grade was brought up and that it was steep going into existing park, they will be putting in a gradual slope feathered out for a finish grade. Sohns would like the board to look at having the balance of the grass area filled-in to the height of the new area. No one will want to lay on a sloped area. Don’t want to get rid of old steps. Feels that too much of the old area has been lost. Skare was not in favor of that concept.

Barb was concerned about the irrigation in the island. Andy stated that there is single head irrigation going to the island. Steve questioned the area where the garage was. Dick responded that irrigation will be there and 1.5' of topsoil will be over the gravel for planting.

- A. Hockers clearing & rough grading beach: Dick asked Chris for cost for clearing
- B. Utility vehicle path: Dick asked Chris for the cost of a 12' path. Patrick stated it would be a permanent hidden access

Dick said the black flecks are not in the epoxy. The contractor said it was better to put the epoxy on the floors now than waiting a year. There was sufficient amount of moisture out of the concrete.

The board will go to the beach at the end of the meeting.

Project Management Scope of Services for Cedar Corporation: Ken Jaworski, Senior Consultant and Planner and Dennis Steigenberger, Engineer were in attendance from Cedar Corporation. The 4 phases of the agreement were reviewed and adjustments discussed.

- Phase 1 Reaching out to stakeholders, summarize their wants and needs
- Phase 2 Meet constraints map. Environmental due diligence
- Phase 3 Development concepts – hybrid of bubble plan
- Phase 4 How to bring forward to the public, reality to the vision

Skare initial efforts need to be done prior to the vote of the electors: Phases 1-3 for October. Bringing reality to the vision can be done over a number of years. Ken stated phasing is certainly possible. How to proceed with the scope.

- o Steve stated, modify the bubble plan and get financial piece. Keep talking about the sanitary pipe, we could use mound or holding until enough up there to put the pipe up there. In short term be on their own system.
- o Barb stated that constituents want to know how much it going to cost. Is it even feasible.
- o Dick added the biking hub is the least expensive, supports the business community, requires the least resources, attracts a certain demographic.
- o Bill Johnson added that financing is critical to those already here.
- o Amber Beard mentioned the potential stretch of the tourist seasons.
- o Steve if in trying to attract we raise the taxes, the young that are here will not be able to stay here.

Ken asked if the board had enough information to tell him specifically what they wanted from Cedar. Dennis commented that the board wants control over the property, need a plan, financing (multiple closings on the same day with other developers.)

- o Bill Johnson – part of the presentation: if the town doesn't buy then you could get this...
- o Steve if someone would come in and put in 400 units it would be over the course of time.
- o Dick - cost benefit analysis by October

Ken to bring his team, develop 3 conceptual plans reduce to 1 with the board then come up with financial piece.

Dennis - \$15,000-20,000 range to prepare a package to test the water with a few developers prior to the October meeting. Bill in favor of increase of cost to get product. Steve stated there are many who are in opposition.

Ken will you get back to us with refinement or have 2 concepts for general discussion and a price. The end date is mid-September. Anything (information, bubble plan) we can get from Farnworth would be helpful. Schedule the Open House closer to the vote of the electors. Cost for 3D rendering, drone work needed.

The refined proposal from Cedar will be put on Wednesday's agenda. At 10:33 a.m. the meeting adjourned to the Bath House.

Adjourn: *Motion: (Skare, McKesson) to adjourn. Carried*

Respectfully Submitted,

Beth Hagen, Clerk