

**TOWN OF GIBRALTAR  
SPECIAL MEETING  
WEDNESDAY, SEPTEMBER 16, 2020  
GIBRALTAR TOWN CENTER  
4097 HIGHWAY 42, FISH CREEK WI 54212  
6:00 PM**

**Approved: October 7, 2020**

**Call to order:** Steve Sohns, chairman called the special meeting to order at 6:00 p.m.

**Roll call/quorum:**

Board members present: Steve Sohns, Bill Johnson, Tim Luetzgen, and Jayson Merkel. Brian Merkel was in route. Brian Merkel arrived at 6:04 p.m.

Board members absent: None

**Agenda/proper notice/adopt agenda:** Sohns confirmed that the agenda had been properly posted. *Motion: (Johnson, J. Merkel) to approve the agenda as posted. Carried*

**Special Event Request: John Koehler, 4123 Hwy 42, September 18 – 20, 2020 Tent, Music:** *Motion: (J. Merkel, B. Merkel) to approve the tent and music as presented for September 18 – 20, 2020. Carried*

**Special Event Request: FCCA Inside/Outside Sale September 25-27, 2020, Banners, Tents:** Karlie Schultz, FCCA Marketing and Outreach Manager presented the event request for the Inside/Outside Sale scheduled for September 25-27, 2020. *Motion: (Johnson, B. Merkel) to approve the additional tents for the event and the banners at the Noble House and Peninsula State Park Entrance area for 2 weeks prior to the event. Carried* FCCA will be having the trolley for the weekend. Using the trolley stop at the parking lot. A trolley stop map will be given to the office for the file.

**Let bids for Fish Creek Beach Phase II Project:** Bids were received by 3 contractors Highway Landscapers, Inc., Death's Door Marine, and Immel Construction. Steve Parent of Baudhuin Engineering detailed the bids received for Fish Creek Beach Phase II Project. Questions ranged from cost savings on tree grates vs. tree replacement, dimension stone, concrete vs. pavers for walkway. Rip rap has safety and maintenance concerns. Dimensional stone does not require dewatering. It was noted that sprinkler systems should not be buried any deeper than 1 foot. Brian Merkel asked if the dock was bid "apples to apples" as there was \$200,000 variance. Parent replied they had. There will be a 5% retainage until walk through issues have been resolved. Deadline for completion is May 31, 2021; the project will be turnkey.

✚ Death's Door Marine was the low base bid at \$520,931.

✚ Alternates:

- Composite Decking add \$12,500 – Parent a few brands to choose from I beams the length and width of the deck
- Stainless Steel Mesh add \$4,700 – stainless pipe is more expensive, mesh is 4" x 4" or 4" x 6" rectangles. Parent will send pictures of cabling as an option for railing. Sohns want stainless piping.
- Concrete Walkway deduct \$15,778 – consensus on concrete vs. brick pavers. Witalison stated Noble House is having problems with their brick pavers. Concrete is easier to maintain. Joni Witalison representing GHA agreed concrete was preferred.
- Tree Grate deduct \$7,800 – Could plant multiple trees for less than what it would cost to spade the second tree. Change order on the tree to include purchasing and payment through bond. Consensus of trees to replace Kinsey tree.
- A change order for water and electric should be noted by Parent for work.

Oversight of the project was brought up during the process. Expectations are that it would be on Parent. Parent can supply information on mesh and decking. The DNR has made statutory approval on the 4 permits but waiting for the end of the statutory public notice period. *Motion: (Johnson, Sohns) \$509,853 for Death's Door*

and approval of the type of decking, concrete walkway. Other alternates can be decided later. Merkel stated he was not going to support as this is the first discussion about dimensional stone and no discussion of Redi Rock. After making the motion Johnson withdrew his motion. Jayson Merkel would have liked to see permits in hand and more information earlier. *Johnson withdrew his motion. Motion: (Johnson, Sohns) to accept Death's Door Marine's bid \$509,853 to include a change order for Redi Rock if appropriate and that the permits with the state need to be checked to meet their approval with the change of materials, also using composite decking, concrete walkway, 1spaded tree, addition trees Carried* A final set of bid specifications should be obtained for the town file.

**Consideration of Special Assessment for Light Pole Bracket:** The town's legal counsel stated that the bracket could be considered for a special assessment but as the bracket was purchased at a separate time from the pole it would need to be assessed separately. With it being separately assessed it could also be contested separately from the pole assessment. Sohns stated there would be a cost savings if only the brackets were purchased separate from the banner poles.

Luetzgen felt the board should move ahead so banners and snowflakes go be put up. Jayson Merkel added this bracket will be for a banner only not flag. Brian Merkel stated it should be part of the project. *Motion: (Johnson, Luetzgen) to add 75 pole brackets to the project. Carried*

**Determination of Birch Grove Pool Drain Issue:** Sohns stated that Baudhuin Engineers had been hired by Birch Grove. Sklyer Witalison of Baudhuin gave an opinion that an agreement could be created between the town and Birch Grove for the draining of the pool water into the pond. Attorney Gagan said such an agreement could be drafted. Additional discussion led to potential DNR issues etc. *Motion: (J. Merkel, Johnson) to manage their (Birch Grove) own water and that it will not be in our (town) pond or on our property. Carried*

**Consideration of Spring Road Ponding Repair and funding in 2020:** Sohns took pictures and forwarded to John Kolodziej. Brian Merkel questioned why not get Northeast Asphalt in and take care of this one right away while they are here and then having Baudhuin shoot grades on the north ponding problem to make sure the water is pitching correctly. *Motion: (Sohns, Johnson) go forward installing the culvert on Spring Road in the area between 8812 to 8838 from Northeast Asphalt and Door County Highway Department price and award to lowest bidder. Carried Motion: (B. Merkel, Johnson) to empower the chair to work on a solution through Baudhuin and the County to correct the ponding issues at 9010 and 9012. Carried*

**Consideration of Town Road #68 Maintenance and funding in 2020:** The Door County Highway Department (DCHD) gave an estimate of \$7,400 to add aggregate to reach an elevation of 584 feet. This would require an average of 1 foot of aggregate from the cul-de-sac on the end, to the driveway that leads to 8277 Whitecliff Road. A total length of 280 feet, and the roadway would be 18 feet wide. An option to install some large stones to establish a revetment wall at the end of the cul-de-sac to protect the area from wave action, would be an additional \$7,000. *Motion: (B. Merkel, Johnson) to for DCHD to raise and improve the roadway as proposed but not the rip rap. Carried*

**Adjourn:** *Motion: (B. Merkel, J. Merkel) to adjourn at 8:27 p.m. Carried*

Respectfully Submitted,

Beth Hagen  
Clerk