

**TOWN OF GIBRALTAR  
REGULAR MONTHLY MEETING  
WEDNESDAY, JANUARY 5, 2022  
GIBRALTAR TOWN CENTER  
4097 HIGHWAY 42, FISH CREEK WI 54212  
7:00 PM**

**Approved: February 2, 2022**

**Call to order:** Steve Sohns called the regular meeting to order at 7: 00 p.m.

**Pledge of Allegiance**

**Roll call/quorum:**

Board members present: Steve Sohns, Bill Johnson, Tim Luetzgen, Brian Merkel, and Jayson Merkel.

Board member(s) absent: None

**Agenda/proper notice/adopt agenda:** Sohns confirmed the agenda had been properly noticed. *Motion: (Johnson, Luetzgen) to adopt the agenda as presented. Carried*

**Approve minutes of previous meeting(s):** *Motion: (Johnson, J. Merkel) to approve the minutes of the December 1, 2021 as amended. Carried*

*Motion: (Johnson, B. Merkel) to approve the minutes of the December 23, 2021 special meeting, as written. Carried.*

**Committee/Commission Reports**

**Parks & Lands:** Buske reported the committee will meet soon to get working on 2022 projects. Benches are on the agenda. Last pieces for the holiday lighting arrived and everything is up for the season. Thank you to the office and maintenance staff for all their help.

**Fire Department/EMR:** Bertges reported Dec. calls were at 19. Up from 6 in 2020. Signature event includes an active power line down on Orchard Rd and a major propane leak at school cause by a broken line on roof from sliding snow. Next month classes are scheduled and working on grant applications.

**Law Enforcement:** Working with staff on code and ordinance.

**VFC:** Karlie reported 12 Days of Give Aways increased to 15. Tour of lights started and runs through Valentine's Day weekend. Working on Winterfest activities with a new event, a Sasquatch hunt. Website redesign starts tomorrow.

**Noble House:** Buske reported the newsletter went out. Helen Allen passed away who was very involved with GHA start-up and audio walking tour.

**Watershed:** No report

**Plan Commission:** No report

**Harbor Commission:** Harris reported the Commission will be looking at water levels and lowering the docks this spring. Renewal packets have been mailed out. Will be meeting to discuss Kinsey docks. Chase and Lindsey will be returning with most of the staff.

**Room Tax:** Thyssen reported the Commission has been working to finalize the contract with DCVB.

**Building Committee:** No report, will be meeting next week to review the Kinsey property.

**Door County Coastal Byways Council:** Murre reported the committee will be meeting with Town Web this month to work on website design.

**Clerk:** Murre reported we may have a February primary for Gibraltar School Board.

**Treasurer:** January settlement is complete. Only about 20 business and STR licenses have come in. All come be done through the website.

**Administrator:** Thyssen reported concept design of the old downtown is in the works. Maintenance has been busy with snow removal. Truck 3 is still out of service. Trackless snowblower broke down on X-mas eve and needed to order parts. Staff has been reviewing code with Chief Roesch. Completed the closing on the Kinsey property. Comp plan grant is going to the State for review. Today is Kurt Linczmaier's 10-year anniversary.

**Chairman:** Sohns wished everyone a Happy New Year and expressed concerns with the way things are going in the Town. Looking to find out the intent of the board regarding some decisions that are being made.

Expressed concerns about Cottage Row and Sunset Park. The waterfront master plan focused on the quaintness.

Has concerns about communication between the Board.

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2  
3 **Public Comment:**

4 Nancy Sargent, 9190 Hidden Blossom Ln. gave a statement regarding the Town's vision and smart growth  
5 plan. She asked that her comments be included in the minutes. See attached.

6 Bill Johnson, disagrees with comments made by the Chairman this evening. He hears otherwise from the  
7 constituents.

8 Roger Ostringa, 9461 Cedar Ct. Fish Creek is a special place. Would like the board to consider a living street  
9 in the redevelopment of the old downtown. He proved reference for the Board.

10 Pat Quinn, 9441 Cedar St. reiterates Nancy's and Roger's statement. Encourages the Board to work together  
11 with the community and staff.

12 Thyssen stated the Town Board approved the Comp plan update starting in July. Public informational  
13 meetings were made a priority of the Board.

14  
15 **Agenda Items:**

16 **Parks and Lands Bench Replacement Funding:** At the end of the season maintenance discovered a  
17 substantial number of benches need repair and replacement. Would like to request additional funding for  
18 replacement. *Motion: (B. Merkel, Johnson) to allow staff and Parks & Lands to purchase the replacement benches as needed.*  
19 Carried

20  
21 **Consideration of name of new easement on Cty Rd F:** *Motion: (Johnson, J. Merkel) to name the private road*  
22 *Reinhardt Ln. Carried.*

23  
24 **Reconsideration of Sunset Beach Wall Repair:** Last month the Board directed Thyssen to review the  
25 proposal for the Sunset beach wall. Thyssen met with Kahr and Cedar Corp. *Motion: (Johnson, Sobns) to send*  
26 *back to Parks and Lands with staff to come up with a practical long-term solution. Carried.*

27  
28 **Approve CLA Agreement:** *Motion: (Johnson, J. Merkel) to approve the CLA agreements for auditing services. Carried.*

29  
30 **Consideration of New Construction Impact Fee (Action only to direct staff):** Impact fees are used to  
31 offset increased cost and infrastructure needs. The funds are kept in a separate account and reserved for  
32 improvements. Applies to new construction and protections and reductions could be made for lower cost  
33 housing. A level could be set on where the fee would begin. *Motion: (Johnson, Luetgen) to direct staff to*  
34 *explore further. Carried.*

35  
36 **2021/2022 Budget Amendments:** Parks and Lands budgeted money in 2021 for wall repairs. They hired  
37 RM Masonry but they were unable to get the work completed. Request to have those funds moved to 2022.  
38 *Motion: (Johnson, J. Merkel) to approve the budget amendment of \$7940 for wall repairs. Carried.*

39  
40 **2022 Compensation Resolution #2022-01:** *Motion: (Johnson, B. Merkel) to approve resolution 2022-01. Carried.*

41  
42 **Approve 2022 Office Calendar:** *Motion: (B. Merkel, Johnson) to approve the 2022 Office Holiday Calendar. Carried.*

43  
44 **Consider Change-Order Options for Noble House Foundation:** RM Masonry provided an estimate to  
45 install a vapor barrier with stone and one with concrete under. And another for a mud slab to go in the  
46 kitchen crawl space and to replace the brick pavers.


47 *Motion: (Johnson, Luetgen) to approve the concrete over the vapor barrier change for \$9460. Carried.*


48 *Motion: (Johnson, J. Merkel) to table the brick paver considerations for review. Carried*

49  
50 **Town Parking lots Current and Future direction for staff (Discussion Only):** B. Merkel inquired about  
51 how/when the Town parking lot will be stenciled, signed and the parking ordinance complete. B. Merkel also  
52 suggested a joint conversation with the Harbor Commission regarding the dock parking lot and how we will  
53 manage that lot in the short-term. The next Harbor Commission will be scheduled with the Town Board.

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2 **Approve the Payment of Bills:** *Motion: (B. Merkel, Johnson) to approve the payment of bills as*  
3 *presented. Carried.*

4  
5 **Adjourn to closed session according to Wisconsin State Statutes 19.85(1) (c)(e)** *Motion: (B. Merkel,*  
6 *Johnson) to adjourn to closed session at 8:47 p.m by roll call vote. Sohns-Aye, Johnson-Aye, B. Merkel-Aye, J. Merkel-Aye,*  
7 *and Luetgen-Aye. Carried*

8  **Considering employment, promotion, compensation or performance evaluation data of**  
9 **any public employee over which the governmental body has jurisdiction or exercises**  
10 **responsibility – Employee Reviews**

11  
12  **Deliberating or negotiating the purchasing of public properties, investing of public**  
13 **funds, or conducting other specified public business, whenever competitive or**  
14 **bargaining reasons require a closed session. Consideration of property acquisition**

15  
16 **Reconvene to open session pursuant to State Statute 19.85(2) to take any action(s) or adopt**  
17 **resolution on issues discussed in closed session** *Motion: (B. Merkel, Johnson) to reconvene to open session at*  
18 *10:36 pm and approve actions as discussed. Carried*

19  
20 **Adjourn:** *Motion: (B. Merkel, B. Johnson) to adjourn at 10:40 p.m. Carried*

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22 Respectfully submitted,

23  
24 Kelly Murre, Clerk