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**TOWN OF GIBRALTAR
REGULAR MONTHLY MEETING
WEDNESDAY, JULY 10, 2024
GIBRALTAR TOWN CENTER
4097 HIGHWAY 42, FISH CREEK WI 54212
7:00 PM**

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Approved: August 7, 2024

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

Pledge of Allegiance:

Roll call/quorum: Board members present: Chair Sohns, Supervisor Merkel, Supervisor Birmingham, Supervisor Selenica and Supervisor Chomeau. Board member(s) absent: None

Adopt agenda: *Motion:(Selenica/Merkel) to approve the agenda as presented. Carried.*

Approve minutes of previous meeting(s): *Motion:(Selenica/Birmingham) to approve June 5, 2024 Board of Review minutes as amended to correct spelling error. Carried.*

Motion:(Birmingham/Selenica) to approve June 5, 2024 Regular Meeting minutes as written. Carried.

Motion: (Selenica/Merkel) to approve June 17, 2024 Special Meeting minutes as written. Carried.

Motion (Birmingham/Chomeau) to approve June 24, 2024 Midtown Land and Waterfront Rebuild Workshop minutes as written. Carried.

Committee Reports:

Parks and Lands: Buske not present. Thyssen reported on Parks and Lands' walking tour of trail system to be connected to Redmann property. Thyssen also reported things at lighthouse going well. Birmingham commented on disrepair of steps at Sunset Beach. Thyssen advised there was a bid out to repair steps. Parks and Land will follow up.

Fire Department/EMR: Chief Bertges provided a written report. **Call Volume:** 51 calls in June, up from 34 in 2023. **Significant Events:** Fire at Fish Creek hotel. Contained to a dryer. Call for a boat taking on water, 2 occupants evacuated. Downed trees on Chambers Island blocking the road. Hoarder house call. CERT open house. **Projects:** CERT training started in July. Hope to have 12 members. **Events:** Fireworks on the 3rd and Hair Pin Run on the 4th. No incidents for fire department. Public comment from Wayne Kudick regarding gas smell by Whistling Swan. Bill Weddig thanked fire department for response to dryer fire.

Police Department: Thyssen reported Chief Roesch has had an extremely busy month with many calls, including EM 1 transport, suicide call, multiple MVAs, assisted with boat OWI and assisted at July fireworks event. A few incidents at fireworks including underage drinking and a disorderly conduct. Chief Roesch has requested a review of how fireworks event is conducted in the future. Event is not being contained and Chief Roesch is minimally staffed. Need a broader discussion on how event is run.

VFC: Lancaster reported Concert in the Park series has started and third outdoor Fish Fri concert will be held July 19. Event well attended. Working on fall events Inside Outside Days September 21 and Jack O' Lantern Days October 26.

Noble House: No report.

Airport: Drajssek reported slower June than normal probably due to rain. Ordered more fuel and dropped fuel price by \$.50 per gallon. Started bid process with engineering firm for removal of trees and structure on lot purchased last June. Will start in November. Reported 4 of 5 new hangar sites are under letters of intent. New hangar construction to start next June. Working with Door County Zoning for approval to build another hangar at end of C row. Reported on status of

1 Masterplan. It's a 3-year process. Reported on QR codes for tie down fees. Actively monitoring
2 and managing hangar compliance.

3 **Watershed:** Merline reported next water testing July 19.

4 **Plan Commission:** Thyssen reported Plan Commission meeting end of the month. Going over
5 final draft of outdoor merchandise display ordinance. Also working on design standards. Kudick
6 reported Selenica working on crosswalk designs and bike and pedestrian warning signs. Kudick
7 also reported partnering with DDC and DCEDC to see what resources are available beyond grant
8 writing for issues such as diversifying economy and examining tourism trends and sustainability.

9 **Harbor Commission:** Harris reported dock very busy. Staff assisted law enforcement with
10 intoxicated boater over 4th of July. Reported on status AMI dock condition report. Pushed back to
11 July due to AMI staffing issues. Reported on status of dock camera purchase and installation.
12 Harris confirmed barges allowed in mooring area when doing work for residents of Town.

13 **Door County Tourism Zone/Room tax:** Weddig reported tourism zone met after annual meeting
14 to review April numbers. Town down some in April but up overall January through April 2024
15 from last year.

16 **Building Committee:** Stubenvoll reported meeting scheduled for August 5, 2024 at 6:00 p.m.

17 **Coastal Byways:** No report.

18 **Broadband report:** Dennis Steigenberger reported next meeting July 17, 2024 at 2:00 p.m. with
19 a public informational meeting at 1:00 p.m. to assist residents with signing Right of Entry
20 agreements.

21 **County Board Representative Report:** Chomeau reported the last meeting was very brief.

22 **Clerk report:** Reetz reported liquor license and operator licenses have been delivered. Absentee
23 ballots have been mailed. Attending WMCA conference in Madison end of August and completed
24 core clerk training and required election training. Discussions regarding August 13, 2024 ballots.

25 **Treasurer Report:** Cain-Bieri reported she will be out of office the week of July 15 for
26 continuing education training.

27 **Administrator:** Thyssen reported Hill Street and Bluff Lane project is substantially complete.
28 Town and Cedar Corp conducted walkthrough and punch list inspection. Some items were
29 identified and Advanced Construction will be returning to take care of those items. Thyssen also
30 reported upper Bluff sewer inceptor is substantially completed. Sewer lines were tested. Fish
31 Creek Sanitary is receiving discharge. Phase II is being discussed, should be underway similar to
32 23-24 season. Fish Creek Sanitary agreed to assist Town with grinder station issues at the beach.
33 New building permits on pace to match 2024 Speed limit on CTH F and at CTH A and F
34 intersection was reviewed by County and not found to need adjustment. County currently
35 reviewing CTH A at 42 intersection and will report to Town next week about additional speed
36 reduction there. Kudick reported on plans for area where sewer line intercepts with Half Mile
37 Road. Public comment from Angela Sherman regarding speed study on County A.

38 **Chairman:** Sohns reported on status of Redmann property. Grant funding has been secured for
39 all 125 acres of land.

40 **Public Comment:** Public comment from Peery Duderstadt, Phyllis Schott, Bob McDonald, Bill
41 Wolff and Karl Stubenvoll and Gale Ritchey. Chomeau stated we need to let the public know
42 what the public comment policy is and keep it fair and equal.

43 **Consideration of Operator's Licenses 2024-25:** *Motion (Birmingham/Merkel) to approve*
44 *additional 2024-2025 Operator's Licenses. Carried.*

45 **Special Event Request: Another Century LLC: Door County Century September 8, 2024:**
46 John Mory reported on history and particulars of event. *Motion (Selenica/Chomeau) to approve*
47 *Another Century LLC special event request for the Door County Century September 8, 2024.*
48 *Carried.*

1 **Yellowbird Aviation Agreement:** Jeff Drajesk shared background information on Andy Cassetta
2 and his professional and personal qualifications. Drajesk also explained terms of contact and its
3 benefit to the airport. Airport Commission fully supports entering into agreement with Yellowbird.
4 Drajesk explained it's a public airport and legally town cannot refuse to execute the lease. FAA
5 has jurisdiction of public airport. The lease is more of a courtesy and a sign of respect. Thyssen
6 confirmed Town has no governance. Supervisor discussions regarding terms of contract and
7 determination of price of contract. Question from Chomeau regarding what airport and Town can
8 control and if an agreement is even required. Birmingham shared position on contract. Public
9 comment from Judith Kalb, Linda Birmingham, Bill Wolff, Gale Ritchey, Don Kravitz, Sally
10 Everhardus, Beverly Conroy, Kathy Beck, Angela Sherman and Wayne Kudick. Statement from
11 Cassetta to Board and public. *Motion (Merkel/Selenica) to enter agreement with Yellowbird.*
12 *Merkel aye, Selenica aye, Sohns aye, Chomeau nay, Birmingham nay. Carried.*
13 **Consideration of Right of First Refusal for Hangar D-1:** *Motion (Birmingham/Selenica) to*
14 *waive right of first refusal for Hangar D-1. Carried.*
15 **Consideration of Sale of Hangar D-1 to Tim Halbrook:** *Motion (Birmingham/Merkel) to*
16 *approve the sale of Hangar D-1 to Tim Halbrook. Carried.*
17 **Consideration of Lease Agreement for Hangar D-1 with Tim Halbrook:** *Motion*
18 *(Merkel/Sohns) to approve lease agreement for Hangar D-1 with Tim Halbrook. Carried.*
19 **3-way stop sign at Hill and Bluff:** Thyssen reported the combined reconstruction and added
20 vehicle traffic to the area has caused several close calls and near misses for vehicles exiting from
21 the stop sign on Bluff Lane heading east. Thyssen and Chief Roesch reviewed the intersection and
22 agree it has created a hazard for Bluff Lane traffic. Chief Roesch supports adding a stop sign to
23 the North bound travelling lane making that intersection a 3-way stop. Town has extra signs/posts
24 and maintenance will install the sign during regular hours for no fiscal impact on Town. *Motion*
25 *(Merkel/Birmingham) to add stop sign to north-bound Lane of Hill Street. Carried.*
26 **Island View culvert and entrance update:** Discussion on next steps for Island View culvert and
27 entrance off Juddville Road. Island View Road inspection revealed the entrance point needs
28 additional drainage and access off Juddville should be improved. Island View has received LRIP
29 funding and improvements will need to be completed in the next year to remain eligible to collect
30 the funds. Cedar Corp assisting Town staff in designing better runoff design and assisting with
31 culvert installation. Denniss Steigenberger presented options for runoff and culvert. Comment
32 from Bill Weddig. *Motion (Chomeau/Merkel) to move forward with design as presented by Cedar*
33 *Corp to install a culvert and fix the entrance to Island View Road. Carried.*
34 **Highland Road request for speed study:** Resident requested Town Board consider lowering the
35 speed limit from 45 mph on South Highland. Lowering the speed limit would require a speed
36 study. Chief Roesch can complete the speed study. Budget has funds line itemed for signage.
37 *Motion (Birmingham/Merkel) to move forward with Highland Road speed study. Carried.*
38 **Consideration to Amend Ordinance 2022-11 Animals:** Staff recommendation to Amend
39 Ordinance 2022-11 Animals to include the following language: " Owners of dogs who are involved
40 in an incident where any dog makes an unprovoked attack on a person or other animal that causes
41 bodily injury or death and occurs in a place other than the enclosure in which the dog is kept, is
42 liable for additional penalties up to \$500 set by the Town of Gibraltar fee Schedule under this
43 ordinance. *Motion (Merkel/Chomeau) to adopt draft Ordinance 2022-11 as revised to change*
44 *"dog" to "animal." Carried. Public comment from Angela Sherman.*
45 **Consideration to Amend 2024 Fee Schedule—Animals:** *Motion (Chomeau/Selenica) to amend*
46 *2024 Fee Schedule to approve a fee of \$500 for maiming or killing another animal. Carried.*
47 **Road review and maintenance and repairs:** Town conducted road review this spring and
48 identified several roads needing crack filling in 2024. Staff recommends completing outsourced

1 crack filling on Spruce Street, Main to Cottage Row, Maple Street to the dock and the dock parking
2 area, High Ridge Road from EE to the quarry entrance, airport parking lot and Town Center
3 parking lot. Staff will seek bids from crack filling companies and use the lowest bidder. *Motion*
4 *(Sohns/Chomeau) to approve pursuing estimates for crack filling of the above identified roads,*
5 *and allowing staff to proceed with the maintenance effort if the estimates are less than the proposed*
6 *budget. Airport to pay for parking lot. Carried.*

7 **eBike proposal:** Thyssen reported Jeff requested matter be tabled until he can present the Board
8 with more information.

9 **Kinsey House disposition:** Thyssen provided estimate of cost of repairs to Kinsey House and
10 advised on discussions with lawyer as to deed restrictions in the event of a sale. Supervisor
11 discussions regarding maintenance costs, proposed use of building and need to rezone if kept.
12 Supervisor discussions on whether to keep, lease or sell. Public comment from Amy Wilde,
13 Phyllis Schott, Wayne Kudick. *Motion (Selenica/Birmingham) to prepare to sell the Kinsey house*
14 *with deed restrictions and reduced lot size, to be presented for approval to Door County Zoning.*
15 *Sohns aye, Selenica aye, Birmingham aye. Chomeau nay, Merkel nay. Carried.*

16 **Set date for special meeting of electors and elector request:** *Motion (Chomeau/Selenica) to call*
17 *a special meeting of the electors on August 6, 2024 at 6 pm at Old Towne Hall. Carried. Motion*
18 *(Birmingham/Selenica) to approve the following proposed resolution to the electors “To approve*
19 *a resolution authorizing the Town Board of the Town of Gibraltar to solicit bids for sale and*
20 *removal of town real property*; specifically, the 3 cottages located at 4148 Main St Fish Creek,*
21 *WI 54212 (formerly known as The Shorehaven, The Holiday, and The Coach House cottages)*
22 **buildings only, not real estate” Carried.*

23 **Chambers Island review set date:** Discussions regarding setting a date for review of roads on
24 Chamber’s Island. Review scheduled for July 25 at 3:00 pm.

25 **Capital funds for Redmann land acquisition:** Treasurer provided recap of funds immediately
26 available for Redmann land acquisition pending receipt of grant monies. *Motion*
27 *Merkel/Birmingham to use capital funds for land acquisition as proposed. Carried.*

28 **Payment of Accounts:** *Motion (Birmingham/Selenica) to approve payment of bills. Carried.*

29 **Adjourn to closed session according to Wisconsin State Statutes 19.85(1)(c):** *Motion*
30 *(Selenica/Sohns) to adjourn to closed session at 10:00 p.m. via roll call vote. (Birmingham, Sohn,*
31 *Chomeau, Selenica, Merkel.) Carried.*

32 **Reconvene to open session pursuant to State Statute 19.85(2) to take any action(s) or adopt**
33 **resolution on issues discussed in closed session:** *Motion: (Birmingham/Selenica) to reconvene*
34 *open session at 10:16 p.m. Carried.*

35 **Approve action taken in closed session.** *Motion (Merkel/Birmingham) to approve staff*
36 *compensation recommendation. Carried.*

37 **Adjourn:** *Motion (Chomeau/Selenica) to adjourn at 10:18 p.m. Carried*

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40 Respectfully submitted,
41 Laura Reetz, Clerk