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Meeting ID: 890 8617 9156
Password: 794409

TOWN OF GIBRALTAR
REGULAR MONTHLY MEETING WITH CLOSED
SESSION PER WIS. STATS. §19.85(1)(c)
WEDNESDAY, SEPTEMBER 4, 2024
GIBRALTAR TOWN CENTER
4097 HIGHWAY 42, FISH CREEK WI 54212
7:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll call/quorum
4. Approve the agenda D/A
5. Approve minutes of previous meeting(s) D/A
6. Committee reports (*Reports are for informational purposes only*)
7. Public Comment
8. Special Event Request Fall 50 D/A
9. Special Event Request VFC Stroll & Shop D/A
10. Consideration of Finance Committee Appointments D/A
11. Consideration of Right of First Refusal for Hangar C-4 D/A
12. Consideration of Sale of Hangar C-4 to Mary Wanke D/A
13. Consideration of Lease Agreement for Hanger C-4 with Mary Wanke D/A
14. 2024-2025 Town Propane Contract D/A
15. Consideration of Ordinance 2024-06-Outdoor Display of Merchandise D/A
16. Consideration to Amend 2024 Fee Schedule
17. Consideration to amend Ordinance 2022-30-Speed Limits Identified to change speed limit D/A
on a portion of Highland Road D/A
18. Invitation for bids waterfront cottages D/A
19. Collateralization of accounts D/A
20. Community Investment Foundation grant application D/A
21. Payment of Accounts D/A
22. Adjourn to closed session according to Wisconsin State Statutes 19.85(1)(c) D/A

*Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility:
Administrator Review*

23. Reconvene to open session pursuant to State Statute 19.85(2) to take any action(s) or adopt resolution on issues discussed in closed session D/A
24. Approve action(s) taken in closed session D/A
25. Adjourn D/A

/s/ Steve Sohns, Chair

DEVIATION IN ORDER MAY OCCUR

<p>Posted August 30, 2024</p> <p>_____</p> <p>Laura Reetz, Clerk</p>	<p><input checked="" type="checkbox"/> Fish Creek Post Office</p> <p><input checked="" type="checkbox"/> Fish Creek BP</p> <p><input checked="" type="checkbox"/> Town Center Display Case</p> <p><input checked="" type="checkbox"/> Town Website</p>
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In compliance with the Americans with Disabilities Act, any person needing assistance to participate in this meeting, should contact the Office of the Town Clerk at (920) 868-1714. Notification 24 hours prior to a meeting will enable the Town to make reasonable arrangements to ensure accessibility to that meeting.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated event

**Any item may have action taken unless otherwise specified*

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

Approved:

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:(Birmingham/Chomeau) to approve the agenda as amended to remove item 12. Carried.*

Approve minutes of previous meeting(s): *Motion:(Merkel/Chomeau) to approve July 10, 2024 Regular Meeting Minutes as amended to correct grammatical error. Carried. Motion (Birmingham/Selenica) to approve July 25, 2024 Special Meeting Minutes as amended to correct spelling error. Carried.*

Committee Reports:

Parks and Lands: Buske reported bench plaques arrived and have been placed on 7 of our donated benches in town. Several Parks and Lands Committee members attended the Chambers Island tour. Very impressed with lighthouse maintenance and grounds. Working on Park goals. Those on walking tour of Fish Creek Park very excited about the property and possibilities for community. Chair Sohns commented on steps at Sunset Park. Comment from Wayne Kudick on planting at Half Mile Bridge in conjunction with sanitary district.

Fire Department/EMR: Chief Bertges provided a written report. **Call Volume:** 48 calls in July, up from 36 in 2023. **Significant Events:** Sailboat victim search. Significant accident at EE and A but minor injuries. EE and A continues to be bad intersection. Rescue in park with ATV transport. **Projects:** Working on CERT team class with 12 new members. Working on drill for MERT some time in September.

Police Department: Chief Roesch reported July is typically a busy month. He also reported on speed study on South Highland Road. The drone was deployed several times to assist in the search for missing sail boaters. Police department received a donation from Hounds of My Heart. Question from Chair Sohns about speed trailer on Spring Road.

VFC: Lancaster reported the center is staffed daily 10 a.m. to 4 p.m. Added two new associate members, Door County EggXpress and Door County Sling Shot. Next Fish Fri Concert on August 10 at beach. They are gearing up for their fall events, Fish Market, which is a rebranding of Inside/Outside Days with a makers/artisan component and Jack O' Lantern Day, the last Saturday in October.

Noble House: Buske reported Monday, August 26 at 7:00 Mark Woerfel is going to do the "Life and Times of the Amelia D" as well as tell his story of growing up with a father who was a commercial fisherman. Museum is doing well and so are docent-led walking tours. She reported they have received a lot of donations from 1800s, everything from a death mask to a gasoline iron. Buske also reported the personalized bricks have been installed at Noble Square.

Airport: Drajesk reported airport very busy in summer as expected. Upgraded surveillance system that monitors air traffic in area. SOPs were updated and sent to all hangar owners. Added language about hangar usage and FAA policy on hangar use. Also added section on commercial activities, stating all commercial activities require a written agreement with airport.

1 **Watershed:** Merline reported she did regular monitoring last month. Only 6 inches of water in
2 creek. Question from Birmingham about dam and flowage.

3 **Plan Commission:** Merline advised Plan Commission moved to approve the Outdoor Display of
4 Sample Merchandise Ordinance and send it to the Board. Proposed ordinance has been sent to
5 attorney for review of the exemption clause. Commission continues to work on design standards.

6 **Harbor Commission:** Thyssen reported the AMI dive inspection is scheduled for August 21.
7 They will conduct an inner wall inspection underneath to test density and leak spots. Thyssen
8 also advised additional signs have been placed in back parking lot to direct people for parking.
9 Looking to schedule a date with Door County IT for dock camera installation.

10 **Door County Tourism Zone/Room tax:** No report.

11 **Building Committee:** Stubenvoll reported the Committee met on August 5 and maintenance
12 issues were discussed. Committee inspected the Town Center and beach facilities and set up a
13 schedule for the remaining inspections.

14 **Broadband report:** Thyssen reported that per Bertram the sign-up numbers have tripled. Bertram
15 reps had a meeting with condominium associations today. Signs are posted in Town Center and
16 at Post Office. Bulk mailings have been done and Committee members will be assisting with sign
17 ups on election day. Next meeting August 21 at 2:00 p.m.

18 **County Board Representative Report:** Chomeau reported the meeting was brief. County is still
19 looking at ideas for Yonkers building. Sober living facility for women in the works with ARPA
20 funding from Covid and other funding from opioid settlements.

21 **Clerk report:** Reetz reported on status of public test of election equipment and is ready for
22 election on August 13, 2024.

23 **Treasurer Report:** Cain-Bieri reported she attended week-long training for Treasurer Institute.
24 A lot of legal issues came up including updating of employee handbook. She is working with
25 assessor for airport hangar personal property tax. She also reported the Equalized Value Reports
26 came out. Town had estimated increase of 13% or which is about \$152 million in equalized value.
27 Town estimated total equalized value is about 1.3 billion dollars. Estimated TID increment also
28 came in. TID increment is a little over 16 million, which is above what was projected.

29 **Administrator:** Thyssen reported on vote of electors on August 6. Vote was 23-1 to approve
30 moving forward with selling/removing the cottages. He also reported the Hill Street/Bluff Lane
31 project is finalized with final change order submitted. Upper Bluff Phase II is being designed and
32 most easements in place. Islandview entrance design has begun. Now that there is a plan for the
33 cottages, can start putting numbers together for waterfront watershed. Maintenance is completing
34 Building Committee projects from 2023-2024 season and starting on work on this year's list. Bids
35 have been solicited for steps in Sunset Park. Question from Birmingham on status of Kinsey
36 House. Next step is to work with County Zoning to get parcel separated and work with Town
37 Attorney on bid sheet for cottages. Once zoning is worked out can go back to electors to sell house
38 property.

39 **Chairman:** Chair Sohns commented on August 6 23-1 vote of electors as to cottages.

40 **Public Comment:** Comment from Supervisor Merkel on trees in front of Kinsey house. Rudy
41 Carl addressed the Board regarding the barge in harbor. Wayne Kudick addressed the Board about
42 the status of the Harbor design. Nancy Sargent addressed the Board about the dumpster placement
43 at the dock.

44 **Fire Department Recognition:** Chief Bertges reported on community efforts to locate the
45 missing sailboat and passengers and recognized all those who assisted including, but not limited
46 to, Keith Kocourek, Dave Harris, Chambers Island CERT team, Gloria Heck and County Incident
47 Support Team, Fish Creek Market, the Bayside and countless others.

1 **Destination Door County presentation:** Presentation from Destination Door County and Door
2 County Tourism Zone with Julie Gilbert, Juliana Behme, Jon Jarosh, Amanda Stuck, Meredith
3 Coulson-Kantor and Holly Feldman present. Packet was provided with information on distribution
4 of room tax. Questions and comments from Supervisors and administration.

5 **Accept SCBA AFG grant for Fire Department:** Chief Bertges requested Town Board accept the
6 recently awarded Assistance to Fire Fighter Grant (AFG) in the amount of \$30,000 with 5% Town
7 match. Grant was for self contained breathing apparatus (SCBA.) *Motion (Birmingham/Chomeau)*
8 *to approve acceptance of SCBA AFG grant and approve payment of Town's share. Carried.*

9 **Consideration of Operator's Licenses 2024-25:** *Motion (Birmingham/Selenica) to approve*
10 *additional 2024-2025 Operator's License. Carried.*

11 **Special Event Request: Evergreen Miniature Golf:** Request withdrawn.

12 **Special Event Request Hands on Art Studio:** Special Event request from Karon Ohm of Hands
13 On Art Studio to hold a pop-up art fair on the Hands On lawn space at 3655 Peninsula Players
14 Road on August 9 and September 28. *Motion (Chomeau/Selenica) to approve Hands On Art Studio*
15 *pop-up art fair. Carried.*

16 **Consideration of Right of First Refusal for Hangar A-3:** *Motion (Merkel/Chomeau) to waive*
17 *right of first refusal for Hangar A-3. Carried.*

18 **Consideration of Sale of Hangar A-3 to Christ Walker:** *Motion (Selenica/Merkel) to approve*
19 *the sale of Hangar A-3 to Christ Walker. Carried.*

20 **Consideration of Lease Agreement for Hanger A-3 with Christ Walker:** *Motion*
21 *(Birmingham/Chomeau) to approve lease agreement for Hangar A-3 with Christ Walker. Carried.*

22 **Highland Road speed study report:** Chief Roesch reported the speed trailer was left out for
23 several weeks and the data showed that vehicles are going less than the 45 MPH posted limit speed
24 and study does not support lowering the limit. Request from Sara Lancaster to have Board consider
25 lowering limit to 35 MPH at section around curve. A change in limit would require action at the
26 next Board meeting. Recommendation from Chief Roesch. *Motion to (Merkel/Chomeau) agenda*
27 *matter for next month for a speed reduction and ordinance change for the speed limit on Highland*
28 *Road in the approximate area from Shady Lane to County A. Carried.*

29 **Approve Hill Street/Bluff Lane change order and final numbers:** Staff request to approve
30 change order and final numbers for Hill Street/Bluff Lane project. Project has come in under
31 projected project costs. Cedar is satisfied with final quantities measurements and workmanship
32 and is confident in the Board approving the final change order. *Motion (Chomeau/Birmingham) to*
33 *approve the final payment (less hold funds) to Advance Construction and approve change order*
34 *and final numbers for the project. Carried.*

35 **Consideration of Amendment to extend easement for Chambers Island fire house land and**
36 **payment of attorney fees.** Thyssen reported easement with Blahnik expired and Blahnik has
37 agreed to extend the easement for one year. Town staff has been actively trying to complete
38 project. Extension will give time to complete the project. *Motion (Sohns/Chomeau) to approve*
39 *the extension agreement with Mr. Blahnik. Carried.*

40 **Consideration to apply for and accept ARPA funds from County for internet:** Staff
41 recommendation to accept ARPA funds to assist with installation of high-speed internet. *Motion*
42 *(Selenica/Merkel) to apply for and accept Door County ARPA funds for broadband. Carried.*

43 **Consideration to retain Coco & Kiki, Inc. to prep land for Chambers Island fire station:** Staff
44 recommendation to retain Coco & Kiki, Inc. to clear a section of land near the parking area and
45 near the crossroads of trees and stumps. *Motion (Birmingham/Merkel) to contract with Coco &*
46 *Kiki Inc. to complete the lot clearing for an estimated amount not to exceed \$20 000. Carried.*

47 **Consideration to amend Ordinance 2022-30-Speed Limits Identified to set speed limit on**
48 **Choke Cherry Lane:** Staff recommendation to set speed limit on Choke Cherry Lane. Residents

1 of Hidden Blossom have asked to have the limit set at 20 MPH to match Cottage Row. Chief
2 Roesch supports the request. Jim Keuck and Gregory Cote of Hidden Blossom addressed the
3 Board. Nancy Sargent addressed the Board. *Motion (Merkel/Selenica) to Amend Ordinance 2022-*
4 *30 Speed Limits to set Choke Cherry Speed limit at 20 MPH. Carried.*

5 **Consideration of Ordinance 2024-05-Business License Ordinance:** Staff recommendation to
6 adopt a business license ordinance. *Motion (Selenica/Birmingham) to adopt Ordinance 2024-05-*
7 *Business License. Carried.*

8 **Consideration to Amend 2024 Fee Schedule:** Staff recommendation to amend the fee schedule
9 to include a \$500 forfeiture for 2nd noncompliance notification of failure to comply with Ordinance
10 2024-05-Business License. *Motion (Merkel/Birmingham) to approve amended fee schedule.*
11 *Carried.*

12 **County of Door estimate for excavation of White Cliff Road:** Staff recommendation to accept
13 estimate from Highway Department for excavation of portions of White Cliff Road. There are
14 budgeted and/or TUF funds available to pay for the cost. *Motion (Birmingham/Merkel) to approve*
15 *Door County Highway Department estimate for bluff excavation/shoulder leveling on a portion of*
16 *White Cliff Road. Carried.*

17 **Estimate(s) for road maintenance/crack filling:** Staff recommendation to accept Fahrner bid to
18 crack fill Spruce Street, Main Street, Cottage Row, Maple Street to the dock and the dock parking
19 area, High Ridge Road from EE to the quarry entrance, Town Center parking lot and fire station
20 lot. *Motion (Chomeau/Birmingham) to approve of the Fahrner estimate, without airport parking*
21 *lot. Carried.*

22 **Initial resolution to vacate a portion of Base Line Road –Busch property set October 2, 2024**
23 **public hearing date:** Staff recommendation to vacate the portion of Base Line Road that dead
24 ends into the airport runway. Landowner will pay all fees and costs including Town attorney fees.
25 *Motion (Birmingham/Chomeau) Approve the initial resolution to vacate a portion of Base Line*
26 *Road on Chambers Island. Carried.*

27 **Consideration of appointment to Coastal Byways Committee:** Chair Sohns recommendation
28 to appoint Laura Reetz to Coastal Byways Committee to fill vacancy left by Cindy Gutschow.
29 *Motion (Selenica/Chomeau) to appoint the Town Clerk as representative to the Door County*
30 *Costal Byways Council. Carried.*

31 **2024 Budget Committee procedure:** Staff request to form an ad hoc finance committee.
32 Treasurer reported most communities similar in size have finance committees that assist in creating
33 the annual budget. Committee will consist of two Board members and one member of the public.
34 Staff will publish a request soliciting a member of the public with a financial/accounting
35 background to write a letter of interest to sit on the committee. Chair Sohns explained reasons why
36 he would like to be on finance committee. Supervisor discussions regarding procedure to create
37 committee and role of committee, not just a budget committee but a finance committee. Board to
38 approve proposed procedure and appointments to committee would be at September meeting.
39 *Motion (Chomeau/Birmingham) to establish an ad hoc finance committee with 2 board members*
40 *and one outside member of the public to sit on committee. Carried.* Supervisors interested in
41 serving on committee should advise Chairman. Staff will provide Board with public applicants.

42 **Town Zoning/Door County Zoning discussions:** Chair Sohns reported he was contacted by the
43 Town of Liberty Grove administrator about scheduling a joint meeting with administration and
44 chairpersons from other northern Door municipalities for preliminary discussion to explore
45 withdrawing from Door County Zoning. Administrator Thyssen requested permission from the
46 Board to have that discussion with other municipalities. This would just be discussions to see
47 where other municipalities are at and what their issues with County Zoning are. Administrator
48 Thyssen advised this would not be a meeting to see how northern Door municipalities could enter

1 into joint agreement to withdraw from County Zoning but an opportunity to learn what other
2 municipalities' concerns and problems are and what their plan would be for withdrawing from
3 County Zoning, which he could then present to Town Board. Per board member request, Chair
4 Sohns and Administrator Thyssen clarified some of the reasons to consider withdrawing from
5 County Zoning and articulated current issues with County Zoning. Administration said one goal
6 is to find ways to work with County Zoning to fix things that are not working. Supervisor
7 discussion regarding need for a joint workshop with Board and Plan Commission to address
8 County Zoning concerns and logistics of withdrawing prior to meeting with other municipalities.
9 Supervisor Chomeau pointed out ramifications of withdrawing, including loss of legal
10 representation from County. Public comment from Nancy Sargent. The matter will be put on the
11 agenda for further discussion prior to meeting with other municipalities.

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

13 **Adjourn:** *Motion (Chomeau/Selenica) to adjourn at 9:42 p.m. Carried*

14

15

16 Respectfully submitted,

17 Laura Reetz, Clerk

DRAFT

To: Town board

From: Town staff

Request:

Door County Fall 50, October 26, 2024

Analysis:

This is a recurring approval. The Town Board has approved this event in previous years.

Background:

The town has approved this in previous years.

The event began in 2006 and benefits 12 different local charities. \$30,000 was donated in 2023. Since 2018, the rest station and relay exchange in Gibraltar is behind the High School to minimize traffic congestion. Law Enforcement services are requested for this event.

Recommendation:

Staff has reviewed and supports this application.

Fiscal Impact:

No fiscal impact to the town.

TOWN OF GIBRALTAR

P O Box 850 * Fish Creek WI 54212 * 920-868-1714

SPECIAL EVENT REQUEST

Organization Name: Fall 50 LLC
Address: 1971 Prescott Place
De Pere, WI 54115
Phone: (920) 606-2458

Requestor/Agent Name: Sean Ryan
Phone: (920) 606-2458

TYPE OF REQUEST

Temp License (Beer) (Wine) None
Direct Sales: None
Use of Town Property: Runners passing along town roads (no road closures requested)
Temp. Structure Permit: None

EVENT INFORMATION

Event Name: Door County Fall 50
Date(s) of Event: October 26, 2024
Time(s) of Event: 9:00 AM - 1:00 PM
Site Location: Runners exit Peninsula Park behind high school and travel down Highway 42.
Alternative Site: _____

Fundraiser? Yes X No _____
Funds Recipient: Friends of Gibraltar and Friends of Peninsula Park
Address: P.O. Box 541
Baileys Harbor, WI 54202
Phone: Michelle Kemp (608) 963-8766

EVENT DESCRIPTION

Please supply any additional information about your event that would be helpful to the Town of Gibraltar in reviewing your request:

Event started in 2006. Benefits 12 different local charities. Donated \$30K in 2023.

Significant tourism impact with 2,000+ participants annually.

Since 2018, the rest station / relay exchange in Gibraltar has been positioned behind Gibraltar High School to minimize the disruption to local traffic patterns and commerce.

TOWN RESOURCES

Please indicate if you need municipal services*

Circle all needed:

Fire Department Law Enforcement Public Works

*There may be a \$25 fee/department charged for municipal services,

GIBRALTAR TOWN BOARD ACTION

Request heard at meeting on: _____

ACCEPTED: _____ Permit Number Issues by Clerk _____

NOT ACCEPTED: _____ Fee required _____

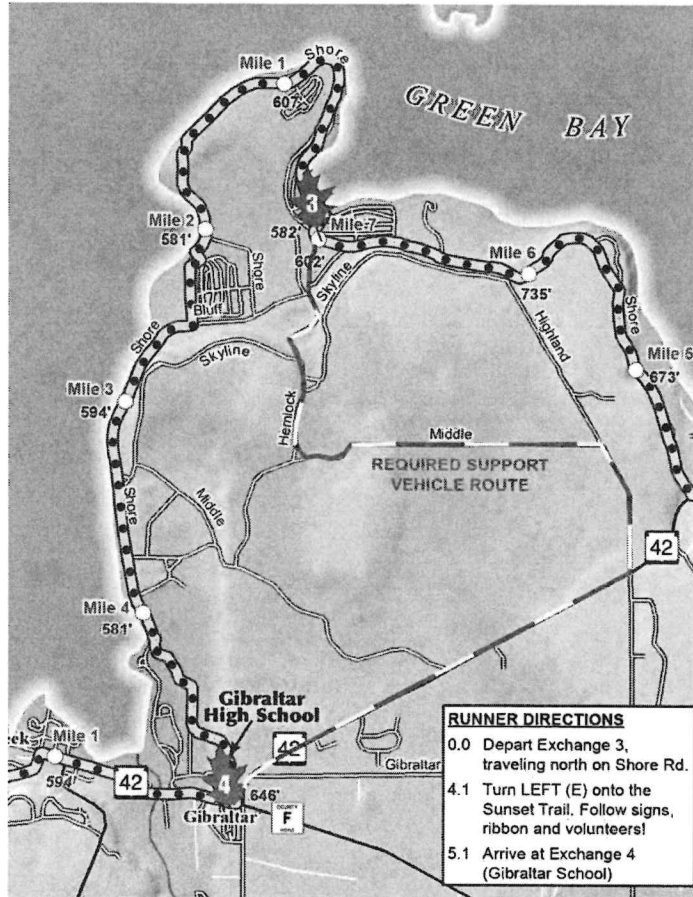
REASON: _____

2024 DOOR COUNTY FALL 50 ROUTES THROUGH TOWN OF GIBRALTAR

PENINSULA PARK PORTION

RUNNERS (leg 3 of the relay) approach Peninsula Park from the Village of Ephraim to the north along the shoulder of Highway 42. Once inside the park, the runners follow Shore Road all the way to Nicolet Beach where relay team runner #3 hands off to relay team runner #4. The runners then continue along Shore Road through the park to the Sunset Trail. They follow the Sunset Trail which brings them up behind Gibraltar High School where runner #4 hands off to runner #5. The runners then jump onto the southbound side of Highway 42 / Main Street and run through the village on the north side of the road before turning left onto Cottage Row. They continue south on Cottage Row to the hairpin hill which they ascend before heading south on Gibraltar Bluff Road.

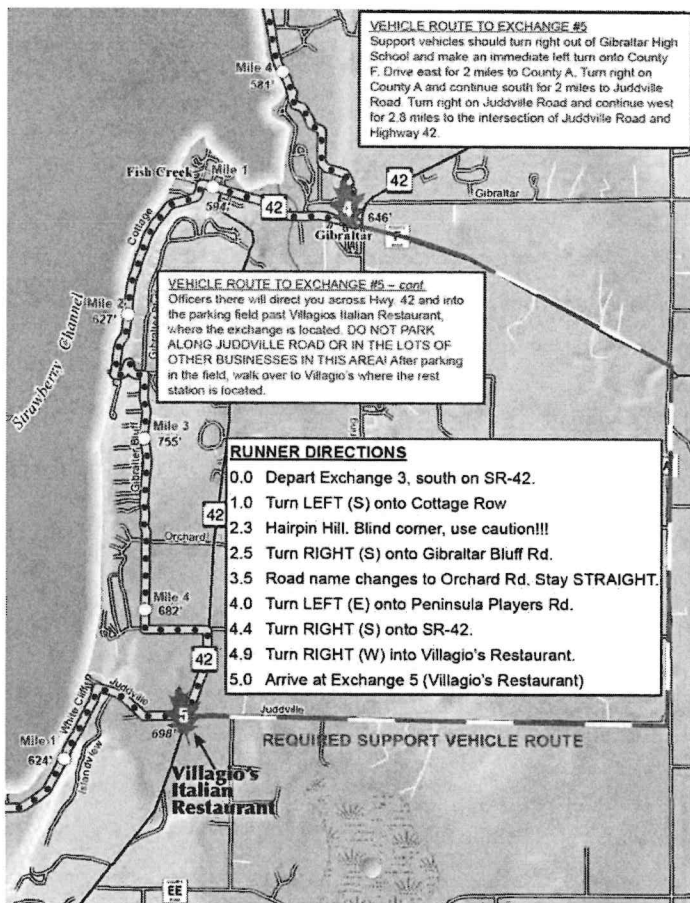
SUPPORT VEHICLES enter Peninsula Park on Shore Road and drive ahead to meet their runners at Nicolet Beach for the exchange. The support vehicles then exit the park via Hemlock, Middle and Highland Roads to avoid congestion at the park entrance. Once on Highway 42, the support vehicles drive south two miles to the high school.



FISH CREEK / EPHRAIM

RUNNERS continue south on Gibraltar Bluff Road before turning left on Peninsula Players Road, right onto the southbound shoulder of Highway 42, and continuing south to Juddville Road. They turn right at Juddville Road through the parking lot of the former Villaggio's where runner #5 hands off to runner #6. The runners then continue west on Juddville Road before turning left onto White Cliff Road and continuing towards the Village of Egg Harbor.

SUPPORT VEHICLES exit the Village of Fish Creek by turning right out of the Gibraltar High School parking lot and taking an immediate left onto County F. This avoids any support vehicles needing to drive through the retail district of the village. The support vehicles turn right onto County A, head south, then turn right onto Juddville Road. The vehicles then continue west to Highway 42. Police supervision by Gibraltar Police Department and/or the Door County Sheriff's Department at the intersection of Highway 42 and Juddville Road ensures the safe crossing of support vehicles into the parking field west of the former Villagios building. Vehicles are directed south onto Highway 42 to Egg Harbor when they depart.



To: Town Board

From: Staff

Request:

Special Event Request from Visit Fish Creek for Stroll & Shop (formerly Inside/Outside days) September 20-23, 2023

Analysis:

Stroll & Shop is a rebranding of Inside/Outside Days, a recurring approval. VFC is requesting businesses be allowed to have tables and/or small pop-up tents (no bigger than 10 x 10) outside for sale merchandise. VFC is also requesting signage the week of the event including a banner at Noble Square and trolley stop signs the day of the event as well as possible wayfinder signage for rural businesses and demonstrations.

Background:

The town has approved this in previous years.

Recommendation:

Staff has reviewed the special event request and would support this request.

Fiscal Impact:

No fiscal impact for the Town. It is a fundraising event for the Association.

TOWN OF GIBRALTAR

P O Box 850 * Fish Creek WI 54212 * 920-868-1714

SPECIAL EVENT REQUEST

Organization Name: VISIT FISH CREEK
Address: 4097 HWY 42
FISH CREEK, WI
Phone: (920) 365-6686
Requestor/Agent Name: JESSICA MURPHY
Phone: (920) 365-6686

TYPE OF REQUEST

Temp License (Beer) (Wine) _____
Direct Sales: _____
Use of Town Property: X
Temp. Structure Permit: X

EVENT INFORMATION

Event Name: STROLL & SHOP (FORMERLY INSIDE/OUTRIPE DAYS)
Date(s) of Event: 09/20/23 - 09/22/23
Time(s) of Event: _____
Site Location: BUSINESSES LOCATED AROUND FISH CREEK
Alternative Site: _____
Fundraiser? Yes _____ No X
Funds Recipient: _____
Address: _____
Phone: _____

EVENT DESCRIPTION

Please supply any additional information about your event that would be helpful to the Town of Gibraltar in reviewing your request:

- ALLOW BUSINESSES THE OPTION OF HAVING TABLES AND/OR SMALL POP UP TENTS (NO BIGGER THAN 10 X 10) OUTSIDE FOR SALE MERCHANDISE.
- BANNER POSTED WEEK OF EVENT @ NOBLE SQUARE. PLUS TROLLEY STOP SIGNS DAY OF THE EVENT.

TOWN RESOURCES

Please indicate if you need municipal services*

Circle all needed:

Fire Department Law Enforcement Public Works

- POSSIBLE WAYFINDING SIGNAGE FOR RURAL BUSINESSES/DEMOS

*There may be a \$25 fee/department charged for municipal services,

GIBRALTAR TOWN BOARD ACTION

Request heard at meeting on: _____
ACCEPTED: _____ Permit Number Issues by Clerk _____
NOT ACCEPTED: _____ Fee required _____
REASON: _____

To: Town Board

From: Staff

Request:

Approval of the finance committee members appointed by the Town Chairman

Background:

The Town Board approved moving forward with a finance committee. The committee will be compiled of two Town Supervisors and one member of the community at large. Each budget cycle committee member (s) will be appointed.

Town staff sent out notices to the public to submit letters of interest. The notice did detail the Town Board would consider applicants with finance or accounting backgrounds.

Analysis:

Town staff received three letters of interest Angela Sherman

Paul Pillat

Jeffrey Brown

Mr. Pillat and Ms. Sherman are residents of the Town Mr. Brown is not Mr. Pillat is a CPA, and Ms. Sherman has budget and accounting experience from her school board position. Mr. Brown resume describes multiple areas of qualification.

The Town Chairman will offer appointments to the committee and the Town Board will vote the selections yes or no. in the event someone is not approved by the board an alternate name mut be presented and voted on by the board.

Recommendation:

The staff is confident in all Town Supervisors and is looking forward to working with the third community representative appointed by the board. Staff would recommend considering local applicants as logistics and meeting times are easier if members live in the community.

Fiscal impact:

All appointees will receive meeting per diems.

From: [Jeffery Brown](#)
To: [clerk](#)
Subject: Re: Finance Committee Appointment
Date: Wednesday, August 28, 2024 7:57:17 PM

Thanks Laura!

Can you explain the process please? Why are you sending zoom link?

Is this a virtual town meeting? Are finance committee appointees being asked to not show up physically?

I'm unfamiliar with the process of filling this opening; if I could understand a bit better...then I can be better prepared.

Is this an elected position? I thought this was an appointment...apply, get interviewed...go/no go.

I'm unfamiliar with policy, procedures but definitely gaining interest; this action (generally)was suggested by a long term local developer.

I also see these vacancies are being created due to the legal liability involved in poor decisions or politics.

I'm not a politician. I don't vote. So I'm quite impartial. No dog in this hunt...but I do believe my participation would provide in site to municipal finance & possibly I could bring some more tools to the toolbox.

Again, thanks for helping me.

Hope things are well for you & yours.

Jeffery 509-620-6986
Sent from my iPhone

On Aug 26, 2024, at 4:08 PM, clerk <clerk@gibraltarwi.gov> wrote:

Jeff

Appointment to the finance committee is on the Town Board agenda for the September 4, 2024 meeting at 7:00 p.m. The zoom login for the meeting is

<https://us02web.zoom.us/j/89086179156?pwd=U08wekxZb2tWWHRjbDBSNVJ4T1pLZz09>

Meeting ID: 890 8617 9156

Passcode: 794409

One tap mobile

+13017158592,,89086179156#,,,,*794409# US (Washington DC)

+13052241968,,89086179156#,,,,*794409# US

Dial by your location

• +1 301 715 8592 US (Washington DC)

• +1 305 224 1968 US

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 646 931 3860 US

• +1 929 436 2866 US (New York)

• +1 386 347 5053 US

• +1 507 473 4847 US

• +1 564 217 2000 US

• +1 669 444 9171 US

• +1 669 900 6833 US (San Jose)

• +1 689 278 1000 US

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

Meeting ID: 890 8617 9156

Passcode: 794409

Find your local number: <https://us02web.zoom.us/j/89086179156>

Laura M. Reetz

Clerk

Town of Gibraltar

PO Box 850

Fish Creek, WI 54212

Telephone: (920) 868-1714

Fax (920) 868-9425

Population 1,302

Open Meetings Disclaimer: *The email above contains the thoughts, opinions, and commentary of the author alone. It is intended as a one-way transmission of a thought,*

idea, or information related to my role as a municipal official or issues within the municipality, but is not intended to serve as an invitation for reply, rebuttal, discussion, debate or responsive commentary. Please do not respond to this email, unless specifically requested to do so above, as it is the author's intention to utilize the informality and convenience of this electronic message while simultaneously avoiding any and all violations of the Wisconsin Open Meeting Law contained in Section 19.81 of the Wisconsin Statutes or elsewhere within Wisconsin law, as applicable to this municipality as described in 66 Op. Att'y Gen. 237 (1977). Specifically, there is no intention on the part of the author to engage in or foster any "governmental business" as defined in State ex.rel. Newspapers v. Showers, 398 N.W.2d 154 (Wis.1987). You are specifically requested to refrain from forwarding or "replying to all" with regard to its contents, so as to avoid the possible "walking quorum" proscriptions, including those considered in State ex.rel. Lynch v. Conta 239 N.W.2d 313 (Wis. 1976). It is the author's motive and intent to comply with the overriding policy of the open meeting law - to ensure public access to information about governmental affairs. Your cooperation in accomplishing this end is most appreciated.

From: Jeff Brown <jeffdbrown@yahoo.com>
Sent: Monday, August 19, 2024 2:30 PM
To: clerk <clerk@gibraltarwi.gov>
Subject: Re: Finance Committee Appointment

You don't often get email from jeffdbrown@yahoo.com. [Learn why this is important](#)

Thanks Laura...I'm grateful for your assistance & look forward to meeting you; moving forward in the process.

Your continued assistance is appreciated.

Jeffery

On Monday, August 19, 2024 at 06:29:56 AM CDT, clerk <clerk@gibraltarwi.gov> wrote:

Thank you for your interest in serving on the finance committee. I will print your message and attachments so Town staff and the Board can review it.

Laura M. Reetz

Clerk

Town of Gibraltar

PO Box 850

Fish Creek, WI 54212

Telephone: (920) 868-1714

Fax (920) 868-9425

Population 1,266

Open Meetings Disclaimer: *The email above contains the thoughts, opinions, and commentary of the author alone. It is intended as a one-way transmission of a thought, idea, or information related to my role as a municipal official or issues within the municipality, but is not intended to serve as an invitation for reply, rebuttal, discussion, debate or responsive commentary. Please do not respond to this email, unless specifically requested to do so above, as it is the author's intention to utilize the informality and convenience of this electronic message while simultaneously avoiding any and all violations of the Wisconsin Open Meeting Law contained in Section 19.81 of the Wisconsin Statutes or elsewhere within Wisconsin law, as applicable to this municipality as described in 66 Op. Att'y Gen. 237 (1977). Specifically, there is no intention on the part of the author to engage in or foster any "governmental business" as defined in State ex.rel. Newspapers v. Showers, 398 N.W.2d 154 (Wis.1987). You are specifically requested to refrain from forwarding or "replying to all" with regard to its contents, so as to avoid the possible "walking quorum" proscriptions, including those considered in State ex.rel. Lynch v. Conta 239 N.W.2d 313 (Wis. 1976). It is the author's motive and intent to comply with the overriding policy of the open meeting law - to ensure public access to information about governmental affairs. Your cooperation in accomplishing this end is most appreciated.*

From: Jeffery Brown <jeffdbrown@yahoo.com>

Sent: Sunday, August 18, 2024 6:44 AM

To: clerk <clerk@gibraltarwi.gov>

Subject: Finance Committee Appointment

You don't often get email from jeffdbrown@yahoo.com. [Learn why this is important](#)

Good morning

Docs attached. Some info not current/updated. Sorry

I met Steve recently driving the Sister Bay free shuttle...

This is my third time living/working in WI. I've been here since mid April '24 & planning on remaining. I'm seeking business & real estate development agreements across multiple targets including Gibraltar, Liberty Grove & other portions of Door County.

I have an extensive finance background including municipal finance, budgeting, scheduling & project management, wetlands mitigation, land planning, environmental engineering, zoning, development & historic preservation & conservation...much more which is directly applicable.

I have been asked by city of sister bay & other active long term developers to consider a committee appointment.

In the past; I have intentionally not volunteered for this leadership position to avoid the public spot light & more importantly conflict of interests.

I create value in very unique ways thru a variety of parallel paths. I don't even attend public meetings for my own development projects due to perceptions created by the voting public of me. I hire professionals that won't 'speak the truth inappropriately.'

The time & place is right for me to step up; I would appreciate your sincere consideration.

I have an extensive undergraduate & graduate level formal education in accounting, finance, investments, business & entrepreneurial/business activities to support continued real life use of this education.

I have lived/worked in many US States; providing me with an extremely diverse & well rounded approach to sustainable progress.

Community & Economic Development, housing, human migration, wellness, aging in place, walkable & historic communities are all of interest.

#1 focus...solve 'Actual' community unmet needs thru long term multi generational approach & consensus building; when possible thru the built environment.

There is definitely a housing unmet need but there are many others yet to be discussed openly.

My partners of past & current projects are leaders of multiple global initiatives thru CNU.org as founding charter members. We are aligned. Extensive WI specific involvement for decades.

Door County has a very real chance of being food secure; if organized.

Note: I'm not in favor of destroying historic structures as has been the current/recent practice of your town. This is the exact fabric of your community which should be replicated; it's your ancestors life's work & the history/soul of the city being eradicated.' Urban renewal' has been proven not to have been a good thing for our major cities. It appears to be favoritism.

I look forward to being of service.

Jeffery 509-579-2267

ps. I've included the housing study & have requested my team mate in this field to do a 'legitimate' study with proper demand data based upon global human migration patterns vs talking to local builders & real estate agents. Imo; this is dysfunctional & a wasted \$100k. Again; I speak the truth...but it is always properly supported & I'm open to being wrong. There is considerably good & accurate data contained as well... especially that information about Telluride CO. They have, from the beginning, created an excellent work/life balance & have never experienced a workforce housing issue. Many other common problems were avoided thru proper planning & execution of their plans/policies.

<JEFFERY-BROWN.pdf>

<Experience-Education.pdf>

<RES 2024-003 Accept Stantec Housing Study.pdf>

Sent from my iPhone

JEFFERY BROWN

Kennewick, WA 99336
jeffdbrown@yahoo.com
+1 509 579 2267

Approximately 20 years' experience as an Engineering Consultant in the Commercial Nuclear Power Industry; specializing in Supply Chain & Inventory Management, Procurement Engineering, Configuration Management, Materials Management, QC Vendor Surveillance and Source Inspections. Approximately 17 years of Self-Employment in the area of Residential Construction/Development of Real Estate, Restaurant Management, Financial Services.

Willing to relocate: Anywhere
Authorized to work in the US for any employer

Work Experience

Procurement Engineer

Bechtel
August 2022 to November 2022

Typical procurement engineering responsibilities; technical & quality requirements.

Procurement Engineer

BNL Technical Services, LLC
June 2019 to June 2019

Washington River Protection Services - Procurement contract closeout
Engineer
2

Quality Engineer

GPSI-Intl/JB Consultants, Inc- Honeywell Aerospace 'GO TEAM - Springfield, MO
November 2017 to January 2018

- Evaluated procurement process improvements
- Approved/audited electronic connector supplier, Positronic Industries (Springfield MO)
- Immediate on-site assessment at 3 Positronic locations was performed
- Honeywell production was severely impacted due to committed delivery dates being missed
- Conducted Management interviews
- Determine existing process flow, root cause of delay, quality issues
- Implemented continuous improvement methodology/training
- QA/QC Supplier Surveillance/Audit for specific Honeywell procurements
- Gather intelligence leading to root cause, change management implementation, expediting
- Alternative parallel procurements from Honeywell approved suppliers internationally
- Analysed Trend data from past procurements
- Daily reporting to stakeholders
- Mentorship to Positronic Supply Chain Management
- Implemented site specific change management plans

- Addressed existing open procurements
- Mitigated future production and quality issues
- Performed Exit interview
- Discussed/documentated, lessons learned & training/supply chain recommended process improvements
- ISO 9001

Procurement Engineer

CB&I/Stone & Webster LLC- VC Summer Nuclear Power Plant Unit 2 - Jenkinsville, SC

June 2015 to October 2015

- Estimating for small civil/structural modifications less than \$1MM to Extended Power Uprate (EPU) & new construction projects of \$700M +
- Complex estimating including delivering cost savings (value engineering)
- Value Stream Mapping
- Monitoring of Sub-Contractors
- Supplier Quality Management
- Creation, Maintenance and Trending of Approved Suppliers List (ASL)
- Contract administration pre & post contract award
- Vendor audits/source inspections and commissioning
- Preparation of Statement of Work (SOW) and Construction Vendor interface to request discipline specific bids/proposals, bid evaluations/notification of award, pre bid meetings
- Coordinated Vendor/Supplier on site presentations/proposals
- Project kick off meetings, and safety briefings with Sub-Contractors
- Documented programmatic deficiencies, security violations, corrective actions, employee concerns, code & regulatory concerns

3

Procurement Engineer

Los Alamos National Security, Inc (LANS)- Los Alamos National Lab - Los Alamos, NM

February 2015 to April 2015

Construction Management Purchase Card (P-card) Statement of Works (SOWs) Davis-Bacon Submittal RCI's

RFI's Redlines Operations Specialist Document Management Control System ABB Indus Asset Suite

Project Manager

Terracon Consultants, Inc - Bryant, AR

June 2014 to September 2014

Bryant, AR. www.terracon.com

- Construction Material Testing Division
- Prepare Proposals/estimates in accordance with request/specs & dwgs
- Negotiate/initiate contracts for awarded work
- Project management of 12-15 simultaneous construction materials testing projects
- Dispatch technicians emphasizing safety/quality/procedural compliance
- Pre-job brief with field and lab technicians,
- Budget/schedule
- Review/approval of reporting deliverables,
- Client/Stakeholder communication
- Business development and community interface thru various regional organizations

- Software CMELMS

Procurement Engineer

JB Consultants/AP Services- Nova Curtiss-Wright, Southern Co's corporate office - Inverness, AL
July 2013 to July 2013

- Contract negotiation, fleet proposal, project estimating
- Supporting Warehouse Inventory Optimization and Reverse Engineering projects.

Wright Procurement Engineer

JB Consultants/Scientech-Curtiss Wright
June 2012 to January 2013

Omaha Public Power District's Ft. Calhoun

Engineering Recovery Program - NRC led site wide assessment causal analysis & change management Process

Improvement plan implemented for Site Management, Supply Chain Management, Inventory Management, Equipment Reliability, Design Engineering, Document Control, QA/QC and Training departments due to experiencing a flood leading to an electrical fire, loss of off-site power and immediate plant shutdown.

Procurement Engineer

TSSD Services, Inc
October 2011 to December 2011

- Oconee/McGuire - Duke Energy

- Create Catalog ID's, perform PE EVALs, responded to issues at receipt (311a's) for Protected Service Water (PSW) Oconee project.

4

EPU Procurement Engineer/ Material Analyst

JB Consultants/TSSD Services, Inc - Two Rivers, WI
January 2011 to July 2011

- Review and approve contract requisitions and commercial grade dedications.
- Perform technical evaluations, item equivalency evaluations, and commercial grade dedications including failure mode effects analysis for components/items used in a safety related applications.
- Disposition Over/Short/Damaged/Discrepant (OSD&D) reports and Supplier Deviation Notices (SDN & SDDR). Review/approval of Cat ID's, creation of PR's and resolution of procurement issues. Passport v10

Nuclear Procurement Engineer

NAMS
September 2010 to October 2010

Procurement Engineering Consultant

Omega Consultants, Inc - Oak Ridge, TN
October 2008 to December 2009

Argo Turboserve Corporation (ATC) FPL/Next Era Energy Point Beach & Duane Arnold

- Supported ATC/FPL Alliance agreement for Point Beach, Duane Arnold and Point Beach EPU/Bechtel procurements.
- ATC's liaison to both sites (Two Rivers, WI & Palo, IA).
- Reviewed RFQ's/PO's for technical adequacy.
- Participated in quote creation/estimating on a team basis.
- Resolved procurement discrepancies.
- Interfaced with utility's accounts payable personnel and ATC's accounts receivable personnel to resolve issues related to unpaid invoices.
- Obtained customer approvals of commercial grade dedications, seismic test plans and equivalency evaluations. Reviewed EPU Engineering Change(EC) packages/BOM's to maintain configuration control;
- Assisted in the review/acceptance of obsolete parts.
- Majority of procurements were expedited.
- Participated in daily, weekly, bi-weekly and monthly teleconference with all stakeholders; ATC, Bechtel and FPL Management.
- Certified FPL Procurement Engineer.
- Passport/EMPAC/EDMS/Sharepoint

President

Haley Rae Homes, Inc - Getzville, NY
January 2006 to December 2008

Responsible for all aspects of Residential Construction and Development including site planning, land acquisition, financing, construction, estimating, sub-contractor relations and project management

Q-List Engineer Dominion's Kewaunee

Action Tech - Richmond, VA
March 2008 to September 2008

Performed owner's acceptance review of third party's deliverable; Q-List.

5

Procurement Engineer

CDI Corporation - Newport, MI
August 2007 to December 2007

Established technical and quality requirements for components & piece-parts necessary for continued operations/modifications.

- Utilized EBS SAP/Maximo, Legacy I2R.

Procurement Engineer

Constellation Energy-Nine Mile Point Nuclear Station - Oswego, NY
April 2007 to June 2007

Established technical and quality requirements for components & piece-parts necessary for continued operations/modifications.

President

Brown Development Corporation - Madison, AL
May 1999 to December 2005

Responsible for all aspects of Residential Construction and Development including site planning, land acquisition, entitlements, financing, construction, estimating, sub-contractor relations and project management.

Regional Vice-President/Regional Manager

Primerica Financial Services - Huntsville, AL

September 1993 to September 2002

- Established office/training center based upon company guidelines.
- Operations included all marketing, advertising, recruiting, training, licensing, compliance and motivational systems necessary for multi-state (AL, TN, GA, VA, AR) sales organization.
- Leader of 143 licensed agents; three training centers.

Procurement Engineer/Planner

ACTS, Inc

August 1999 to October 1999

Comed Dresden Station

- Same duties as other procurement engineering assignments.
- Utilized Indus Passport Suite; Megaparts Database, ECCS/Portal.
- Special projects included item equivalency evaluations for Reactor Recirculation Motor and various LPRM/SRM Assemblies (incore neutron monitoring) and preparation of Work Packages.
- Mechanical and Electrical discipline activities.

Procurement Engineer

Enertech Servus, Northeast Utilities Millstone Station

July 1998 to April 1999

Utilized Indus Passport Suite; Materials Information Management System (MIMS), PMMS and other associated software.

- Mechanical and Electrical/I & C discipline activities.
- Similar duties and responsibilities as discussed in other procurement engineering positions (see below).

6

Design Engineer

Gilbert/Commonwealth, Inc

June 1993 to September 1993

TVA Brown's Ferry

- Provided design and field support for Fire Detection system installation.
- Duties included Field Design Change Notice (FDCN) closure activities.
- Additionally, performed conduit fill calculations, fill exception analysis and general engineering design.

Owner/Partner

Heine's BBQ - Huntsville, AL

May 1992 to February 1993

Established franchise format and related business development turnkey systems for efficient and profitable operation of restaurant facilities.

Procurement Engineer

UESC

October 1991 to April 1992

Digital Engineering, Inc, TVA Brown's Ferry

- Completed Bechtel Procurement Engineering Packages (PM/MR) as well as TVA Procurement Engineering Packages (PEP/PMDS).
- Established technical and quality requirements for components, material, and services in support of Mechanical, Civil, and Plant Design prepared ECN/DCN's.
- Performed Safety Classifications and Technical Evaluations.
- Utilized Compaq PC, Novell Local Area Network, and WordPerfect.

Procurement Engineer

Digital Engineering, Inc

January 1991 to September 1991

TVA Brown's Ferry

- Performed technical and quality evaluations and subsequent Procurement Packages for the compilation of a Preferred Materials List (PML).
- Review and consolidation of inventory and TVA-MIMS Database information, Initial Stock Procurements as well as Inventory Stock Re-orders, and coordination efforts with other TVA Nuclear Facilities.
- Utilized IBM/PC Compatible - Professional Write.

7

Procurement Engineer

Nuclear Energy Services, Northeast Utilities Connecticut Yankee

March 1989 to December 1990

Provided technical review for procurement of new and replacement items, both non-safety and safety-related. Required a working knowledge of federal regulations, ASME/ANSI standards, USNRC regulatory guides, and EPRI-NCIG guidelines.

- Performed commercial grade evaluations and Safety-Function determinations (for both components and piece-parts).
- Performed review of Bill of Material packages to insure technical adequacy.
- Performed equivalency evaluations and vendor/supplier interfacing; disposition of nonconformance reports; provided recommendations to perform and/or performed vendor audits and source inspections, and was responsible for the preparation and maintenance of procedures required for implementation of the procurement process.
- In addition, responsible for answering NRC I&E Bulletins, controlled routings, and plant information notices.
- Initiated material transfers and assisted the discipline engineers in some of the more routine engineering design activities including work package planning.
- PMMS

Procurement Engineer

Impell Corporation, TVA Sequoyah Nuclear Plant

August 1988 to March 1989

Responsible for engineering evaluation of commercial grade materials used within critical plant safe shutdown systems.

- Included review of system engineering design criteria, seismic and 10CFR50.49 (EQ) requirements, material critical characteristics, IEEE Standards, design basis, EPRI NP-5652, and other procurement technical specifications.
- This required an in-depth knowledge of plant safety systems, ASME Section III and XI and ANSI N45.2 QA

Specifications for the overall qualification effort and safety question resolution (10CFR50.59) of materials used within safety related systems.

- Also responsible for obtaining necessary information for responding to USNRC I&E Bulletin 88-10 (Refurbished Molded Case Circuit Breakers).

Field Engineer TVA Sequoyah

Gilbert/Commonwealth, Inc

October 1987 to June 1988

Obtained as-installed configuration of alternately and rigorously analyzed piping and piping supports (USNRC I&E Bulletin 79-14 Program) and subsequent review and evaluation.

- Participated in walk downs of electrical conduit, concrete block walls, and instrumentation and controls.
- Isometric sketches and detailed Support sketches were required for all walk downs.

8

Field Engineer Entergy/Arkansas Nuclear One

NUC Services

July 1987 to September 1987

- Verified accuracy of Piping Isometric Drawings and Hanger Sketches for safety related piping systems and associated piping supports.
- Consolidated existing versions of piping isometrics (Original Mylars, Field Revisions, Stress Isometrics and USNRC I&E Bulletin 79-14 and 79-02 Walk down Documentation), merged all information provided to one drawing, and verified these consolidated isometric drawings and associated hanger sketches through field walk downs.
- Discrepancies were identified, resolved and drawings updated to reflect the as-built configuration.

Field Engineer

Impell Corporation, TVA Sequoyah Nuclear Plant

March 1986 to June 1987

TVA Brown's Ferry

- Performed plant constructability walk downs for the qualification and issuance of TVA drawings for the Miscellaneous Steel Drywell Platforms and CRD Relief Valve Platforms.
- Estimating for small civil/structural modifications less than \$1MM
- Determined the geometry and loading of the platforms for the G.T. STRUDL computer analysis.
- Performed As Constructed walk downs and conceptualized field modifications for the Control Rod Drive System piping support qualification effort.
- Conceptualization of field modifications included adding braces, base plates, and new restraints to existing supports, modifying frame connections and welds, and the subsequent drafting of this information into certified As Constructed drawings.
- Performed piping system As constructed walk downs as required by USNRC I&E Bulletin 79-14.
- Walk downs consisted of physically verifying and documenting pipe and pipe support welds.
- This information was also drafted into certified As Constructed drawings. CWI, VT.

Field Engineer

Sewell Maintenance, Entergy/Arkansas Nuclear One

October 1984 to March 1986

Performed various duties in the data collection project to develop a Station Information Management System (SIMS).

- The component database encompassed approximately 75,000 components.
- Duties included component walk downs to gather engineering data, document research and engineering evaluation, quality assurance, and other tasks relevant to the project.

Education

Pottery

Algoma Atelier Sculpture & Art School - Algoma, WI
2011

Residential Real Estate Development

Urban Land Institute - Chicago, IL
1998 to 2000

Bachelor of Science degree in Liberal Studies, Depth Requirements

Excelsior College - Albany, NY
June 1992

Economics & Humanities

Athens State College
1992

Accounting & Finance

Central Connecticut State University
1989

General Engineering

Arkansas Tech University - Tech, Arkansas, US
1981 to 1985

Leadership

Rotating Equipment School - Charlotte, NC

Skills

- Nuclear Engineering Consultant
- Business Development
- I create value
- Real Estate Development
- ERP Systems
- Supply Chain
- ISO 9001
- Process Improvement
- Quality Management
- Project Management
- SAP

- QA/QC
- ASME Codes & Standards
- Document Management
- Materials Management
- Change Management
- Analysis skills

Certifications and Licenses

FAA Private Pilot SEL

Experience/Education

- < 1985 Arkansas Bluff development - cabin; sold
- < 1987 Chattanooga TN Historic Tax Credit renovation; 11 yrs held & sold to tenant. Major downtown development project; many charrettes active participation over multiple years.
- < 1985-2000 Multi State acquisition/renovation of SF portfolio-for rent.
- < 1992-1993 Owner/Partner BBQ restaurant franchisor; established franchise format & related business development operations leading to 23 locations in AL, GA & FL.
- < 1993-2004 AL Development/Construction Single Family architecturally designed homes & most pre-sold.
Small residential/mixed use developments for my own build out <20 lots/13 ac
Predevelopment Madison AL Historic District 8 ac entitlement/engineering/architecture
In Traditional Neighborhood Development (TND) pattern; mixed use which included existing historic structures & greenfield new construction.
- < 1993-2000 Portfolio management/Finance/Investments-broker dealer affiliate; established three (3) training centers as many states while building a team (250 licensed) & portfolio of assets under management. (. \$20M).
- < 2002-2004 Huntsville AL Acquisition/renovation/architecture/engineering/entitlements of a historic cotton exchange building-adaptive reuse project of 43 room boutique hotel & 15k sf restaurant lease 1st floor. Project was utilized by legislative forces to bring New Market Tax Credits to AL-abandoned project & it was later completed by other principles.
- < 2004-2007 Buffalo NY single family development.
Volunteer for FLW Darwin Martin House historic renovation
Predevelopment work on downtown historic home which had been converted to multi-family; architecture/entitlement/engineering/grants for conversion to as designed use as a single family estate home.
Participated in many charrettes regarding the strategic economic development/historic renovation of five (5) downtown schools with incentives for families to migrate. \$1B project that worked quite well. Not a principle but integral to the strategic planning/implementation.
Leadership Buffalo Class of 2007 - National Chamber of Commerce 1 yr leadership development program. Sponsored by Preservation Buffalo Niagara
<https://preservationbuffaloniagara.org/> an active group I am still involved with.
- < Active TND Charrette participation:
Downtown Chattanooga
Downtown Buffalo
Cheshire Phase II, Black Mountain, NC
Gorham's Bluff redevelopment/programming Scottsboro AL - construction of Architecturally designed Tree House-<https://www.pinterest.com/dunham2173/dungan-nequette-architects/>
Providence Huntsville AL
- < 2013 Attended NTBA Fall Roundtable event in Chattanooga (25 years Lessons Learned)
- < 2013-2016 Little Rock downtown Mac Arthur Park multi site development/acquisition/architecture/entitlement/equity raise; project turned over to Moses Tucker. Equity traveled to Farmington & Albuquerque NM projects with partners.

- < 2013-2016 Walker Park Fayetteville AR- Willow Bend 8 ac infill TND Single Family lease to own via Partners for Better Housing (non profit); development partner/construction management intent; negotiated existing debt, future debt & equity, cost share agreement with municipality \$1.2M (50%) for infrastructure, bike/pedestrian planning, 86 homes; single family & duplex. Social Services linked to leases; home owner training, budgeting, behavioral health counseling, parenting, leadership, entrepreneurship. Project completed 2019 by other team members; major neighborhood redevelopment spurred via economic Development. Leadership was cyclical over the total duration of 2005 - 2019.
- < 2014-present TND Bull Street Columbia NC pre development for 7-story mixed use (self storage/residential/retail) adjacent to the baseball stadium-still hopeful. The design is proprietary but there are no self storage facilities in TND's.
- < 2015 \$240M equity raise for AR based self storage developers; \$40M recapitalization of 56% of existing multi state portfolio & access to \$200M for further acquisitions/development
- < 2016 Worked closely with high net worth individual to extract her from illiquid poor investments (insurance & real estate) & create sophisticated liquid income/value portfolio. Multiple business & asset acquisitions/predevelopment/due diligence in the student housing, self storage, historic tax credit renovations/adaptive reuse, bottled water, timber and mining sectors to deploy current & future equity over a multi state real asset portfolio.
- < 2019 Pre Development/acquisition/business development/entitlement activity within historic tax credit adaptive reuse, self storage, TND, organic dairy, organic fertilizer, waste management equipment, timber, mining & mixed use multi family sectors. Special focus on agricultural urbanism and deployment of equity.
- < 1983- 2019 Nuclear Engineering consultant to US Commercial Nuclear Utilities & DOE National Labs with a specialty in Supply Chain Management/Inventory Control - Procurement Engineering. I prefer my 'art' to be in the area of business & real estate development, music, pottery, writing & sketching/coloring/painting but still actively receiving calls for future contract assignments.

BS Excelsior College Albany NY 1992 Liberal Studies: Engineering/Math

Urban Land Institute, Chicago IL 1998-2000 Real Estate Development

Algoma Atelier of Sculpture & Art, Algoma WI 2011 European basic art instruction-pottery

FAA Private Pilot SEL

August 22, 2024

To Town of Gibraltar Board Supervisors,

I am writing to express my interest in serving on the ad hoc Finance Committee approved by the board.

My time serving on both the Gibraltar School District School Board and Door County Knock Board of Directors has given me experience with creating and following budgets. I am a detail oriented person, who isn't afraid to put in the time required to become knowledgeable about presented topics.

As a full-time year-round resident of the Gibraltar community for the past 15 years, I have attended town budget meetings and worked to keep informed about the happenings of our town. I will bring valuable community perspective to discussions about the town's 2025 budget as well as thoughtful questions about the needs and wants of our town.

I look forward to working with you in another capacity.

Sincerely,
Angela Sherman

9538 County Road A
Fish Creek, WI 54212

clerk

From: pillatcpa@gmail.com
Sent: Monday, August 26, 2024 7:32 PM
To: clerk
Subject: RE: 8-26-24 Plan commission meeting

Hi Laura,

As a practicing CPA and someone who is knowledgeable in finance, I would like to be considered for the open appointment to the finance committee of the Town Board.

Best regards,

Paul

From: clerk <clerk@gibraltarwi.gov>
Sent: Monday, August 26, 2024 4:09 PM
To: PAUL PILLAT <pillatcpa@gmail.com>
Subject: RE: 8-26-24 Plan commission meeting

Paul

Appointment to the finance committee is on the Town Board agenda for the September 4, 2024 meeting at 7:00 p.m. The zoom login for the meeting is

<https://us02web.zoom.us/j/89086179156?pwd=U08wekxZb2tWWHRjbDBSNVJ4T1pLZz09>

Meeting ID: 890 8617 9156

Passcode: 794409

Laura M. Reetz

Clerk

Town of Gibraltar

PO Box 850

Fish Creek, WI 54212

Telephone: (920) 868-1714

Fax (920) 868-9425

Population 1,302

Open Meetings Disclaimer: *The email above contains the thoughts, opinions, and commentary of the author alone. It is intended as a one-way transmission of a thought, idea, or information related to my role as a municipal official or issues within the municipality, but is not intended to serve as an invitation for reply, rebuttal, discussion, debate or responsive commentary. Please do not respond to this email, unless specifically requested to do so above, as it is the author's intention to utilize the informality and convenience of this electronic message while simultaneously avoiding any and all violations of the Wisconsin Open Meeting Law contained in Section 19.81 of the Wisconsin Statutes or elsewhere within*

To: Town Board

From: Staff

Request:

Approval of the Airport agreement for Hanger C-4 sale to Mary Wanke with lease

Background:

The Town of Gibraltar in all Airport hangar transactions is given the right of first refusal.

This is a standard practice, currently the Town Board has no need for any hangars, Staff would recommend passing on the hanger.

Passing on the hanger allows the Airport Commission to sell and lease the hanger.

Analysis:

The Town currently has no need for hanger space.

Staff have received no complaints about Ms. Wanke leasing the hangar space.

Recommendation:

Staff recommends the Town board decline the hangar space and award the sale and lease to Ms. Wanke.

Fiscal Impact:

There is no fiscal impact to their request.

AIRPORT HANGAR LEASE

This agreement made and entered into on the date indicated below by and between the Village of Ephraim and the Town of Gibraltar, Wisconsin municipal corporations (hereinafter collectively referred to as “Lessor”) and Mary Wanke (hereinafter referred to as “Lessee”).

WHEREAS, Lessor owns and operates an airport known as the Ephraim-Gibraltar Airport (the “Airport”) and Lessee is desirous of leasing from Lessor a certain parcel of land at the Airport, hereinafter more fully described, for the purpose of aircraft storage; and

WHEREAS, Lessee will use the below described property primarily for the purpose of storing aircraft and other personal property of Lessee with the approval of the Airport Commission, and shall conduct only such aircraft maintenance on its own aircraft as performed by Lessee or personnel contracted by Lessee.

NOW, THEREFORE, for and in consideration of the rental charges, covenants, and agreements herein contained, Lessee does hereby lease from Lessor the following premises, rights and easements on and to the airport upon the following terms and conditions.

- 1. Property Description:** Hangar Site C-4 (50’ wide x 48’ deep) (the “Leased Premises”).
- 2. Hangar Construction.** Lessee shall have the right to erect, maintain and alter buildings or structures upon the Leased Premises providing such buildings or structures conform to the building code requirements of the Wisconsin Department of Commerce, Division of Safety and Buildings and pertinent provisions of any local ordinance in effect. All plans for such buildings or structures shall be reviewed and approved in writing by Lessor prior to construction.
- 3. Term.** The term of this lease shall be for a period of twenty (20) years commencing on October 1, 2024 (“Commencement Date”). The lease may be extended for one (1) additional ten (10) year term at the option of Lessee, on the terms hereof, by delivering written notice of such extension to Lessor prior to the end of the initial lease term.
- 4. Rent.** Lessee agrees to pay to Lessor for use of the Leased Premises, rights, and easements herein described, a yearly rental of \$0.65 per square foot for the land leased, for a total annual charge of \$1,560.00 payable on January 31st of each year, with a yearly escalator equal to the greater of three percent (3%) or CPI applied at each anniversary of the Commencement Date. A penalty of 1.5% per month (18% annually) will be added to the amount due for any payment not made within forty-five (45) days after the due date.
- 5. Personal Guaranty.** Lessee, by its lease signor, Mary Wanke, agrees to execute a personal guaranty in the form attached hereto as Exhibit A, guaranteeing payment of all obligations under this lease.
- 6. Non-Exclusive Use.** Lessee shall have the right to the non-exclusive use, in

common with others, of the Airport parking areas, appurtenances and improvements; the right to install, operate, maintain and store, subject to the approval of Lessor in the interests of safety and convenience of all concerned, all equipment necessary for the safe hangaring of Lessee's aircraft; the right of ingress to and egress from the premises, which shall also extend to Lessee's employees, guests, and patrons; the right, in common with the others authorized to do so, to use common areas of the airport, including runways, taxiways, aprons, roadways, and other conveniences for the take-off, flying and landing of aircraft.

7. Laws and Regulations. Lessee agrees to observe and obey during the term of this lease all laws, ordinances, rules and regulations promulgated and enforced by the Lessor, and by other proper authority having jurisdiction over the conduct of operations at the airport.

8. Hold Harmless. Lessee agrees to hold Lessor free and harmless from loss and from each and every claim and demand of whatever nature made upon the behalf of or by any person or persons for any wrongful act or omission on the part of Lessee, their agents or employees, and from all loss or damages by reason of such acts or omissions.

9. Insurance. Lessee agrees that they will deposit with Lessor a policy of comprehensive liability insurance, listing Lessor as an additional insured. The policy shall be issued by a company licensed to do business in Wisconsin and shall insure the Lessee against loss from liability to the amount of \$1,000,000 (minimum rate) for the injury or death of one person in any one accident; and in the amount of \$1,000,000 (minimum rate) for the injury or death of more than one person in any one accident; and in the amount of \$300,000 (minimum rate) for damage to property of others for any one accident. The cancellation or other termination of any insurance policy issued in compliance with this section shall automatically terminate the lease, unless another policy has been filed and approved pursuant to this section and shall be in effect at the time of such cancellation or termination.

10. Maintenance of Buildings. Lessee will maintain the structures occupied by them and the Leased Premises in good order and make such repairs as are necessary. In the event of fire or any other casualty to structures owned by Lessee, Lessee shall either repair or replace the building or remove the damaged building and restore the leased area to its original condition; such action must be accomplished within 120 days of the date the damage occurred. Upon petition by Lessee, Lessor may grant an extension of time, in Lessor's sole discretion, if it appears such extension is warranted.

11. Right to Inspect. Lessor reserves the right to enter upon the Leased Premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this agreement.

12. Taxes. Lessee shall pay all taxes or assessments that may be levied against the personal property of Lessee or the buildings which they may erect on lands leased exclusively to them.

13. Signs. Lessee agrees that no signs or advertising matter may be erected or displayed without the consent of the Lessor.

14. Default. Lessee shall be deemed in default upon:

- a. Failure to pay rent within 60 days after due date.
- b. The filing of a petition under the Federal Bankruptcy Act or any amendment thereto including a petition for reorganization or an arrangement.
- c. The commencement of a proceeding for dissolution or for the appointment of a receiver.
- d. The making of an assignment for the benefit of creditors.
- e. Violation of any restrictions in this lease, or failure to keep any of its covenants after written notice to cease such violation and failure to correct such violation within thirty days.

Without limiting any remedies available to Lessor, default by Lessee shall authorize Lessor, at its option and without legal proceedings, to declare this lease void, cancel the same, and re-enter and take possession of the premises. Upon default, Lessee shall be responsible for all costs of collection, including, without limitation, Lessor's attorney fees.

15. Title. Title to the building erected by Lessee shall remain with Lessee and shall be transferable. Upon termination of this lease, Lessee shall remove the buildings, equipment, and personal property, and restore the Leased Premises to its original condition, unless otherwise agreed in writing by Lessor.

16. Snow Removal. Lessor agrees to provide snow removal services to Lessee's Leased Premises in the hangar area, except within three (3) feet of hangar's doors. Snow removal in the hangar area shall be accomplished only after all runways, aprons, and primary taxiways have been first cleared.

17. Lease Transfer. Lessee may not, at any time during the time of this lease, assign, sub-lease or transfer this agreement or any interest contained, without the consent of Lessor.

18. Airport Development. Lessor reserves the right to further develop or improve the landing area of the Airport as it sees fit, regardless of the desires or view of Lessee, and without interference or hindrance. If the development of the Airport requires the relocation of Lessee, Lessor agrees to provide a compatible location and agrees to relocate all buildings or provide similar facilities for Lessee at no cost to Lessee.

19. Security. Lessee shall comply at all times with all federal and state security and

safety regulations and mandates. A hangar shall be locked at all times when an aircraft is stored within the hangar and Lessee, or Lessee's agent, is not present at the hangar. Keys shall not be left in any unattended aircraft, whether or not the aircraft is located within a hangar.

20. Adherence to Standard Operating Procedures. Lessee shall adhere to all Airport Standard Operating Procedures (SOPs) at all times, as such SOPs may be promulgated from time to time. Lessee has obtained a written copy of the Airport's SOPs from Lessor.

21. Subordination Clause. This lease shall be subordinate to the provisions of any existing or future agreement between Lessor and the United States or the State of Wisconsin relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the Airport. Furthermore, this lease may be amended to include provisions required by those agreements with the United States or the State of Wisconsin, without increasing the rental cost to Lessee. Notice of such amendments shall be delivered to Lessee in writing.

22. Arbitration. Any controversy or claim arising out of or relating to this lease or any alleged breach thereof, other than a default of Lessee as specified in Paragraph 14 hereof, which cannot be settled between the parties shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and the judgment upon the dispute rendered by the arbitrator(s) shall be final and binding on the parties.

23. First Right of Refusal. During the term of the lease, Lessee hereby grants Lessor the right to have the first opportunity to purchase the hangar if and when such becomes available and the first right to meet any other offer from a third party. The terms of any such third-party offer shall be delivered in writing to Lessor, and Lessor shall have thirty days from receipt in which to agree to meet the terms of said offer. If Lessor does not elect to purchase the hangar, Lessee may transfer the hangar to the third party on the same terms of the original offer. If Lessee does not transfer the hangar pursuant to said offer, the terms of this paragraph shall continue to apply.

24. Construction Plans. All construction plans shall be approved by the Airport Commission. Minimum building specifications are listed in the Airport Standard Operating Procedures ("SOP").

25. Notices. All notices, demands, requests or other communications that may be or are required to be given or sent by any party to any other party pursuant to this lease shall be in writing and shall be mailed by first class, registered or certified mail, return receipt requested, postage prepaid, or transmitted by a reputable overnight courier service or by hand delivery or by email transmission, addressed as follows:

(a) If to Lessor:

Town of Gibraltar
PO Box 850
Fish Creek, WI 54212

Village of Ephraim
PO Box 138
Ephraim, WI 54211

(b) If to the Lessee:

Mary Wanke
6527 Hillwood Court
Mount Pleasant, WI 53403

Each party may designate by notice in writing a new address to which any notice, demand, request or communication may thereafter be so given, served, or sent. Each notice, demand, request or communication that is mailed, delivered, or transmitted in the manner described above shall be deemed sufficiently given, served, sent and received for all purposes at such time as it is delivered to the addressee (with the return receipt, the delivery receipt, email confirmation, fax confirmation sheet or the affidavit of courier or messenger being deemed conclusive evidence of such delivery) or at such time as delivery is refused by the addressee upon presentation.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals this _____ day of _____, 2024.

LESSOR:

LESSEE:

Town of Gibraltar

By: _____
Steven Sohns, Chairman

Mary Wanke

Village of Ephraim

By: _____
Michael McCutcheon, MD, President

EXHIBIT A

PERSONAL GUARANTY

THIS PERSONAL GUARANTY (this "Guaranty") is entered into effective as of October 1, 2024 (the "Effective Date") by and between Village of Ephraim and the Town of Gibraltar, Wisconsin municipal corporations (hereinafter collectively referred to as "Lessor") and Mary Wanke ("Guarantor").

BACKGROUND

A. Mary Wanke ("Lessee") is entering into a lease with Lessor dated as of the date hereof (the "Lease") for Hangar Site C-4 (50' wide x 48' deep), at the Ephraim-Gibraltar Airport.

B. Pursuant to the Lease, the Lessee has payment and performance obligations to the Lessor, including, without limitation, the obligation to pay all amounts due under the Lease (all of Lessee's payment and performance obligations in the Lease shall be collectively referred to as the "Guaranteed Obligations"); and

C. The consummation of the Lease will directly and indirectly benefit the Lessee, and Lessor would not consummate the Lease unless Guarantor guarantees the Guaranteed Obligations.

AGREEMENT

In consideration of the premises and of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

1. **Guaranty.** Guarantor hereby unconditionally and irrevocably guarantees to Lessor, as primary obligor and not merely as sureties, the prompt payment and performance of the Guaranteed Obligations. The Guarantor further agrees that all or part of the Guaranteed Obligations may be increased, extended, substituted, amended, renewed or otherwise modified as provided for under the Lease without notice to or consent from the Guarantor and such actions shall not affect the liability of the Guarantor hereunder. Without limiting the generality of the foregoing, the Guarantor's liability shall extend to all amounts that constitute part of the Guaranteed Obligations and would be owed by Lessee to Lessor under or in respect of the Lease but for the fact that they are unenforceable or not allowable due to the existence of a bankruptcy, reorganization or similar proceeding involving Lessee. Guarantor further agrees to pay to Lessor all costs and expenses (including actual attorneys' fees) paid or incurred by the Lessor in endeavoring to collect the Guaranteed Obligations from Guarantor, or any part thereof, and in protecting, defending or enforcing this Guaranty in any claim, action, demand, lawsuit, proceeding, litigation, or bankruptcy or insolvency proceeding or otherwise.

2. **Guaranty of Payment.** This Guaranty is a guaranty of payment and not of

collection. This Guaranty is a continuing, absolute, and unconditional guaranty, and shall remain in full force and effect until it terminates in accordance with Section 4 of this Guaranty. The Guarantor guarantees that the Guaranteed Obligations will be paid strictly in accordance with the terms of the Lease. The Guaranteed Obligations of the Guarantor hereunder are independent of the obligations of the Lessee. A separate action may be brought against the Guarantor to enforce this Guaranty, whether or not any action is brought against the Lessee or whether or not the Lessee is joined in any such action. The liability of the Guarantor hereunder is irrevocable, continuing, absolute and unconditional and the Guaranteed Obligations of the Guarantor hereunder, to the fullest extent not prohibited by applicable law, shall not be discharged or impaired or otherwise affected by, and to the fullest extent not prohibited by applicable law, the Guarantor hereby irrevocably waives, any defenses to enforcement he may have (now or in the future) by reason of:

(a) any illegality or lack of validity or enforceability of any Guaranteed Obligation;

(b) any change in the time, place or manner of payment of, or in any other term of, the Guaranteed Obligations, or any rescission, waiver, amendment or other modification of the Lease, including any increase in the Guaranteed Obligations resulting from any extension of additional credit or otherwise;

(c) any reduction, limitation, impairment or termination of the Guaranteed Obligations for any reason, or any taking, release, impairment, amendment, waiver or other modification of any guaranty, for the Guaranteed Obligations;

(d) any default, failure or delay, willful or otherwise, in the performance of the Guaranteed Obligations;

(e) any change, restructuring or termination of the corporate structure, ownership or existence of Lessee or its affiliates or subsidiaries or any insolvency, bankruptcy, reorganization or other similar proceeding affecting Lessee or Guarantor or their respective assets or any resulting release or discharge of any Guaranteed Obligation;

(f) any failure of the Lessor to disclose to Lessee or Guarantors any information relating to the business, condition (financial or otherwise), operations, performance, properties or prospects of Lessee or Guarantor now or hereafter known to any of the Lessor; the Guarantor waiving any duty of the Lessor to disclose such information;

(g) the release or reduction of liability of any surety with respect to the Guaranteed Obligations;

(h) the failure of any of the Lessor to assert any claim or demand or to exercise or enforce any right or remedy under the provisions of the Lease or otherwise;

(i) any defense, set-off or counterclaim (other than a defense of payment or performance) that may at any time be available to, or be asserted by, the Lessee against any of the Lessor; or

(j) any other circumstance (including, without limitation, any statute of limitations), any existence of or reliance on any representation or warranty by any of the Lessor that might vary the risk of the Guarantor or otherwise operate as a defense available to, or a legal or equitable discharge of, Lessee, Guarantor, or any other guarantor or surety.

3. **Waivers.**

(a) The Guarantor hereby unconditionally and irrevocably waives any right to revoke this Guaranty and acknowledges that this Guaranty is continuing in nature and applies to all presently existing and future Guaranteed Obligations.

(b) The Guarantor hereby unconditionally and irrevocably waives promptness, indulgence, diligence in collection or protection or otherwise, notice of acceptance, presentment, demand for performance, notice of non-performance, default, acceleration, protest or dishonor, and any other notice with respect to any of the Guaranteed Obligations and this Guaranty.

(c) No failure on the part of any of the Lessor to exercise, and no delay in exercising, any right hereunder shall operate as a waiver thereof; nor shall any single or partial exercise of any right hereunder preclude any other or further exercise thereof or the exercise of any other right. The remedies herein provided are cumulative and not exclusive of any remedies provided by law or equity.

4. **Termination.** This Guaranty shall terminate upon the payment and performance in full of the Guaranteed Obligations in accordance with this Guaranty and the Lease, provided, however, that Guarantor agrees that their guaranty hereunder shall continue to be effective or be reinstated, as the case may be, if at any time all or part of any payment of any Guaranteed Obligation is rescinded or must otherwise be returned by the Lessor or any other person or entity as a result of the insolvency, bankruptcy, or reorganization (or similar event) of Lessor or Guarantor, all as though such payment had not been made.

5. **Counterparts; Electronic Signatures.** This Guaranty may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one original. Signatures sent via e-mail or other electronic method, and signatures stored in PDF or other electronic format, will be considered effective and original.

6. **Notices.** All notices, demands, requests or other communications that may be or are required to be given or sent by any party to any other party pursuant to this Guaranty shall be in writing and shall be mailed by first class, registered or certified mail, return receipt requested,

postage prepaid, or transmitted by a reputable overnight courier service or by hand delivery or by email transmission, addressed as follows:

(c) If to Lessor:

Town of Gibraltar
PO Box 850
Fish Creek, WI 54212

Village of Ephraim
PO Box 138
Ephraim, WI 54211

(d) If to the Lessee:

Mary Wanke
6527 Hillwood Court
Mount Pleasant, WI 53403

Each party may designate by notice in writing a new address to which any notice, demand, request or communication may thereafter be so given, served, or sent. Each notice, demand, request or communication that is mailed, delivered, or transmitted in the manner described above shall be deemed sufficiently given, served, sent and received for all purposes at such time as it is delivered to the addressee (with the return receipt, the delivery receipt, email confirmation, fax confirmation sheet or the affidavit of courier or messenger being deemed conclusive evidence of such delivery) or at such time as delivery is refused by the addressee upon presentation.

7. **Assignment; Successors and Assigns.** Guarantor may not assign this Guaranty without the written consent of Lessor. Subject to the preceding sentence, this Guaranty and the rights, interests and obligations hereunder shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and permitted assigns.

8. **Waiver and Other Action.** This Guaranty may be amended, modified, or supplemented only by a written instrument executed by the parties against which enforcement of the amendment, modification or supplement is sought.

9. **Severability.** If any provision of this Guaranty is held to be illegal, invalid, or unenforceable, such provision shall be fully severable, and this Guaranty shall be construed and enforced as if such illegal, invalid or unenforceable provision were never a part hereof or thereof; the remaining provisions hereof or thereof shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance.

10. **Mutual Contribution.** The parties to this Guaranty have mutually contributed to its drafting. Consequently, no provision of this Guaranty shall be construed against any party on the ground that such party drafted the provision or caused it to be drafted or the provision contains a covenant of such party.

11. **Governing Law.** This Guaranty shall be governed by, and construed in accordance with, the laws of the State of Wisconsin.

12. **Authority.** Guarantor represents and warrants to the Lessor that (a) Guarantor has the power and authority to enter into this Guaranty and perform his obligations under this Guaranty; (b) this Guaranty has been duly authorized, executed and delivered by Guarantor; and (c) this Guaranty constitutes the legal, valid and binding obligation of Guarantor, enforceable against them in accordance with its terms, subject to bankruptcy, insolvency, moratorium, receivership, and similar creditors' rights laws.

The parties have executed this Guaranty as of the Effective Date.

GUARANTOR:

Mary Wanke

LESSOR:

Town of Gibraltar

*

Village of Ephraim

*

EPHRAIM-GIBRALTAR AIRPORT
AIRCRAFT HANGAR OWNERS' STANDARD OPERATING PROCEDURES

1. The Ephraim-Gibraltar Airport receives significant funding from the Airport Improvement Program (AIP) provided through the FAA. With this funding, the Ephraim-Gibraltar Airport Commission must monitor and be able to demonstrate compliance with FAA Policy as per. 14 CFR Chapter I [Docket No. FAA 2014-0463] effective July 1, 2017):

II. Standards for Aeronautical Use of Hangars

- a. Hangars located on airport property must be used for an aeronautical purpose, or be available for use for an aeronautical purpose, unless otherwise approved by the FAA Office of Airports as described in Section III.
- b. Aeronautical uses for hangars include:
 1. Storage of active aircraft.
 2. Final assembly of aircraft under construction.
 3. Non-commercial construction of amateur-built or kit-built aircraft.
 4. Maintenance, repair, or refurbishment of aircraft, but not the indefinite storage of nonoperational aircraft.
 5. Storage of aircraft handling equipment, e.g., towbars, glider tow equipment, workbenches, and tools and materials used in the servicing, maintenance, repair or outfitting of aircraft.
- c. Provided the hangar is used primarily for aeronautical purposes, an airport sponsor may permit non-aeronautical items to be stored in hangars provided the items do not interfere with the aeronautical use of the hangar.

VI. Sponsor Compliance Actions (relevant sections)

- b. Sponsors should have a program to routinely monitor use of hangars and take measures to eliminate and prevent unapproved non-aeronautical use of hangars.
- c. Sponsors should ensure that length of time on a waiting list of those in need of a hangar for aircraft storage is minimized.
- e. FAA personnel conducting a land use or compliance inspection of an airport may request a copy of the sponsor's hangar use program and evidence that the sponsor has limited hangars to aeronautical use.

The FAA may disapprove an AIP grant for hangar construction if there are existing hangars at the airport being used for non-aeronautical purposes.

Therefore:

- a. The primary use of the hangar must be storage of an active aircraft or other aeronautical activity approved by the Airport Commission. Time for repairs on non-active/non-operational aircraft shall be limited to six (6) months and time for full aircraft restoration or construction projects shall be limited to two (2) years, unless otherwise approved by the Airport Commission.
- b. Other uses in addition to aircraft storage are allowed as listed in Section 4 below or as approved by the Airport Commission.

EPHRAIM-GIBRALTAR AIRPORT
AIRCRAFT HANGAR OWNERS' STANDARD OPERATING PROCEDURES

- c. The primary aircraft stored in the hangar must be owned or leased, either fully or partially, by the hangar owner/Lessee or a legal entity of which the owner/Lessee is a part.
 - i. Aircraft registration numbers are to be promptly filed with the Gibraltar Town Clerk.
 - ii. In addition to the primary aircraft, the hangar owner/Lessee may allow others to store aircraft or other items as stated in the Lease or these SOPs.
 - d. After the hangar owner/Lessee has established primary use with their own aircraft, the owner/Lessee may enter into a sublease agreement under the conditions of the Sublease Policy and with approval of the Ephraim-Gibraltar Airport Commission. The Term of this sublease will be for a period of six (6) months and will generally be limited to the winter months between November and May unless otherwise approved by the Airport Commission.
 - e. Hangar Use
 - i. The hangar must be actively used by the hangar owner/Lessee for a significant portion of time or frequency during a calendar year.
 - ii. In general, non-use for aircraft storage is allowed during the winter (November through May) or for reasonable periods of aircraft maintenance. The owner/Lessee must notify the Airport Commission of any extended periods of non-use for aeronautical purposes.
 - iii. Storage of non-aeronautical materials is allowed providing they do not impede the movement of the primary aircraft in or out of the hangar or access to other approved aeronautical contents of the hangar.
2. Security – see “Airport Hangar Lease”, all terms of which always apply.
3. Commercial Activities
- a. The Airport will be available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport (per FAA Airport Sponsor Assurances 5/2022).
 - b. No person shall engage in any business or commercial activity whatsoever at the Airport except under the terms and conditions prescribed in a written agreement executed between such person and the Airport Owner(s). Such persons, including Lessees, shall be selected on the basis of their qualifications, financial capabilities, and services offered and not solely on a bid basis. Copies of such agreements shall be provided to the Wisconsin Bureau of Aeronautics.

4. Hangar Specifications and Requirements

- a. The minimum hangar size must be 50' x 50' for all new hangar construction.
- b. Hangars must have a 4/12 roof pitch with at least an 8" overhang and not exceed 35' in height.
- c. The hangar base must be concrete for all new hangar construction.
- d. All hangars must provide a concrete apron that extends outward for 5 feet and extends to meet the apron of the neighboring hangar, whichever is wider, on each side.
 - i. Gravel must be placed and compacted to approximately 8" below finished floor. The contractor must grade the site to drain behind the hangar.
 - ii. The contractor must verify/set the first-floor elevation with the hangar owner to obtain a manageable apron slope (not too steep) and maintain drainage away from the hangar.
- e. Hangar color must be the same as present (beige)
- f. No more than twenty gallons of flammable liquids may be stored in the hangar, whether above or below ground. All fuels must be stored in appropriate containers approved for fuel storage, with the contents clearly labeled. No fueling of aircraft is allowed inside hangars and the aircraft must be totally outside of the hangar during the refueling operation.
- g. Each hangar owner must properly dispose of that owner's own waste oil/grease etc.
- h. Hangars must be equipped with a minimum of one (1) 10 pound ABC fire extinguisher located adjacent to the entrance door.
- i. Hangars will be subjected to annual inspection, and a Lock Box (for emergency service use only) is installed at the front of the SRE building. A key for each hangar is required to be provided to the Airport and kept in its respective box.
- j. Storage of vehicles or other items is only allowed inside an owner's hangar, and hangar owners are not exempt from overnight parking fees for vehicles parked in the parking lot.

EPHRAIM-GIBRALTAR AIRPORT
AIRCRAFT HANGAR OWNERS' STANDARD OPERATING PROCEDURES

5. Other Requirements

- a. No outside storage next to the hangar shall be allowed.
- b. No improvements outside of the aircraft hangar may be made without prior written approval from the Commission.
- c. It is the responsibility of the hangar owner to clear snow within 3' of the front of the hangar.

6. Automobile Parking Requirements (for the Airport Parking Lot)

- a. Posted fees must be paid.
- b. A current permit must be displayed from the vehicle's rear-view mirror.
- c. A completed application must be on file with the following information:
 - i. Owner name
 - ii. Address
 - iii. License number
 - iv. Type and description of vehicle
 - v. Contact telephone number
- d. A duplicate vehicle key is to be secured in the Airport Office.
- e. Any change in vehicle is to be logged with the Airport Office.

For Hangar Lessee:

I have read, understand and commit to comply with these Standard Operating Procedures.

Name: _____

Hangar Number: _____

Address: _____

Signature: _____

Date: _____

*Note: Standard Operating Procedures can be promulgated from time to time.

To: Town Board

From: Town Staff

Request:

2024-2025 Propane Contract

Analysis:

Staffed contacted Milton, Gasco, Lakes and Amerigas for contract prices for the 2024-2025 heating season and received the following quotes:

Milton Propane - \$1.449 gallon fixed rate 8-7-24 to 6-30-25

Gasco - \$1.399 gallon guaranteed price 9-4-24 to 4-30-25

Lakes -- \$1.489 gallon locked price 9-4-24 to 7-31-25

Amerigas - \$1.44 floating fixed rate or \$1.64 fixed price 12 month contract

Last year's contract was with Gasco. The Town contracts approximately 16,000 gallons

Recommendation:

Staff has reviewed bids and recommends entering into a contract with Gasco for \$1.399.

Fiscal Impact:

Budgeted expense per building



August 7, 2024

Town of Gibraltar
PO Box 850
Fish Creek, WI 54212

We are committed to providing propane service with the highest standard of safety, dependability and ethics. As a qualified customer, please find your 2024-2025 bid pricing below which would run from now through June 30, 2025 by which time a new rate will replace the old rate.

Further terms and conditions are mentioned in our Service Agreement for Propane Service and Equipment which is available for viewing on our website along with other aspects of our business; www.miltonpropane.com.

If I can provide any additional information, please let me know:

Thank you,

Walt Wingo

Walt Wingo
Branch Manager
wwingo@miltonpropane.com

Bulk Pricing: \$ 1.449/gallon

Milton
(800) 822-8046

Sayner
(877) 445-3292

Rochelle
(866) 562-5999

Kaukauna
(800) 747-1060

Waupun
(800) 320-0375

Sturgeon Bay
(888) 909-4888

GASCO PROPANE
P.O. Box 816 Three Lakes, WI 54562
Toll Free (800) 589- 2244 Fax (715) 546- 3488
GUARANTEED PRICE AGREEMENT

Contract Date: August 8, 2024

GASCO PROPANE and Town of Gibraltar, Fish Creek, WI 54212

Whose delivery address is: Various Locations, Fish Creek, WI 54212

Contact person: Town Clerk Email: clerk@gibraltarwi.gov

Do hereby enter into this Guaranteed Price Agreement as follows:

GASCO agrees to provide propane to the Town of Gibraltar for the sum of: \$1.399 per gallon.

GUARANTEED PRICE CONTRACT TERMS

Contracted gallons will be delivered between 09/01/2024 and 04/30/2025

**The minimum on-site delivery under this contract is 300 gallons.
At its sole discretion, Gasco may deliver less than 300 gallons**

All deliveries must be paid within 30 days of delivery.

Failure to pay in full within the 30 day period will subject your delivery to be priced at Gasco's current rate for propane at the time of delivery.

Any invoice remaining unpaid in excess of 30 days will cause this contract to become null and void.

The guaranteed price shall remain in effect for deliveries made between September 1, 2024 and April 30, 2025

This Agreement shall be binding upon both the Customer and GASCO.

This Agreement shall be considered null and void if not executed by Customer and returned to GASCO within 20 days of Agreement Date.

This contract may require that deliveries be made into tank that has a wireless tank monitor installed. If needed, we provide the monitor free of charge for the duration of the contract. If your tank's gauge needs to be upgraded to accept a wireless monitor, your account will be charged \$35 for the update.

We will deliver to your tank when our records indicate that your tank can accept its designed delivery. You are encouraged to monitor your propane tank and call us if the gauge indicates 25% or less.

"Automatic Delivery" service does not imply or warrant that you will not experience service interruptions. It remains your responsibility to monitor your storage tank's level to avoid any service interruptions. Gasco will not be liable for any property damage you may experience due to an interruption of service.

Gasco reserves the right to limit individual quantities delivered when required by local supply inequities.

Occasionally, pipeline outages, rail car shortages, terminal allocations or extreme cold weather may cause us to limit the amount we can deliver to you at any given time. These instances are infrequent and typically short in duration. Any transportation, terminal or supplier surcharges that may be incurred due to extraneous circumstances will be passed on to the consumer.

It is understood that this contract is for the term specified and a fixed dollar amount only, not physical gallons of propane. Any sales taxes or delivery surcharges will be applied to the fixed dollar amount of the contract at the time of delivery. Gasco Propane shall not be held liable for any failure to perform over the term of this contract due to acts of God, floods, fires, storms, pandemics, transportation or supply disruptions, strikes, lockouts, other industrial disturbances, wars, or any law, rule, order, or act of any court or action of federal, state or local government, or any exhaustion, reduction or unavailability of propane at the source of supply from which deliveries are normally made, or any cause or causes beyond Gasco Propane's control, whether similar or dissimilar to those stated above.

I have read and understand the terms and conditions set forth above.

I am also authorized to execute this contract on behalf of the Purchaser named on the contract

AUTHORIZED SIGNATURE _____ DATE _____

clerk

From: Ron Andrews <ronandrews@lakesgas.com>
Sent: Thursday, August 29, 2024 8:08 PM
To: clerk
Cc: Ron Andrews; Danelle Drover
Subject: Propane quote for Town of Gibraltar

Importance: High

You don't often get email from ronandrews@lakesgas.com. [Learn why this is important](#)

Good evening Laura, below is a quote for Lakes Gas to become the propane supplier for the Town of Gibraltar for the 2024-2025 heating season.

- It is understood the Town owns:
 - (3) 1000 gallon tanks for Fire Station (3496 County Highway F)
 - (1) 1000 gallon tank for Town Center (4097 Main Street)
 - (1) 500 gallon tank at 4167 Main Street
 - (1) 1000 gallon tank at 3478 County F
 - (1) 500 gallon tank at 4176 Maple Street
- Lakes Gas would supply (1) 500 gallon tank for 4148 Main Street at no charge.
 - There would not be any tank rent associated with this tank for length of agreement.
- We kindly ask that during winter deliveries, we have clear access to tanks.
- (If possible) Lakes Gas would like to supply tank monitors on the (7) tanks owned by the Town at no charge.
 - Monitors will be property of Lakes Gas.
- **Lakes Gas is please to offer a locked in price of \$1.489/ gallon for the 2024-2025 heating season.**
 - Contract would run through 7/31/2025.
 - There would be no additional delivery fees. Town would only pay for the propane.

Please review and let me know if there are any additional questions you may have.

Thank for this opportunity.

Thank you for being apart of our 65 years!

Ron Andrews

Central & Northeast Wisconsin Sales
Cell: 920-883-8256 / Fax: 888-353-6720
E-mail: ronandrews@lakesgas.com



LakesGas.com 

AmeriGas

America's Propane Company

8-12-24

Town of Gibraltar

Locations: 3496 County Highway F, 4097 Main St, 4148 Main St, 4167 Main St, 3478 County Rd F, 4176 Maple St

Regarding the project located at: Town of Gibraltar

AmeriGas can supply the necessary ASME LP storage tanks with regulators. AmeriGas will deliver propane, in a timely manner, as often as necessary, to fill each tank.

Our equipment and service fees are as follows...

Delivery and Installation of 500 gallon tank	\$149-Waived
Customer Owned Tank Safety Assurance Check	No Charge
1 st stage Regulator if needed	No Charge
2 nd stage regulator if needed	\$79 each
Additional service work	charged at standard service rates

Propane delivery fees will be **permanently waived**.
Taxes & permit fees (if applicable) not included. **Customer will file any permits regarding the propane storage tank(s) installation with the appropriate municipal authority.**

Your floating price with a fixed mark up for propane fuel pumped today is \$1.44 per gallon + tax.

- AmeriGas maintains a fixed markup over that day's cost of gas ("Supply Index"). Your cost per gallon will rise & fall with that day's cost of gas.
- Supply Index does change slightly on a weekly basis, as propane is a commodity.

Your fixed price of propane with volume commitment for 12 months is \$1.64 per gallon + tax.

Invoice terms are Net 30 days and are subject to credit approval.

AmeriGas looks forward to a long business relationship with your company. This proposal valid until 8-26-24 and does not include applicable sales taxes or delivery charges. Please note this proposal is not a final agreement, and AmeriGas does not intend to be bound by these terms, unless they are incorporated into a written agreement with applicable terms and conditions that is agreed upon by all parties.

This is confidential pricing information intended for Town of Gibraltar private use only.

All service work and installations completed by AmeriGas will be in compliance with NFPA 58, as well as local codes and ordinances.

Please call me with any questions. Thank you.

Mike Conley

AmeriGas Propane

Cell: 608-981-0091

Michael.Conley@amerigas.com

To: Town Board

From: Staff / Plan Commission

Request:

Approval of the outside display ordinance

Background:

Two years ago, the plan Commission presented to the Town Board at their request an ordinance for businesses to help control the display of merchandise.

The town board has sent the proposal back to the Commission to refine the ordinance to look for ways to manage the current businesses and to provide direction for new businesses to the Town of Gibraltar.

The goal of the committee for the next year was to dig deep into the core of the request and to be sure there was due diligence in putting forward the ordinance. The Commission separated the ordinance into two sections. The first is the merchandise that is inside the store and brought out each day to display for customers and brought back in each evening. The second is merchandise that remains outside for the duration of the season.

Analysis:

The Plan Commission took months to look at photos of all the current businesses utilizing the outside display and those businesses that have permanent outside displays. The Plan Commission had conducted two public informational meeting and invited the Visit fish Creek Business association to weigh in on the ordinance.

The result is the current ordinance, a balance of those businesses that are slightly out of compliance to continue operations until they choose not to, with the ability for the Town to curb new businesses from creating unbalanced outdoor displays.

Recommendation:

The Plan Commission voted unanimously to move this to the Town Board for Approval and adoption.

Fiscal Impact:

There is only the posting cost in the paper that is covered under a budget line expense.

TOWN OF GIBRALTAR

OUTDOOR DISPLAY of MERCHANDISE - Ordinance 2024-06

Ordinance 2024-06 shall repeal and replace any previous ordinances(s) in whole or in part, or any other ordinances contradicting this new ordinance.

The Town Board of Gibraltar, County of Door, State of Wisconsin, does hereby ordain as follows:

Purpose: The purpose of this ordinance is to strike a balance between maintaining the rural, small town, historic atmosphere of our town that keeps visitors coming back and makes businesses want to locate here, and the needs of those businesses already here to make their business inviting to prospective customers by displaying a few samples of their merchandise outside their building.

- A. Guidelines for the Outdoor Display of Samples of Merchandise Sold Inside Your Business
- Merchandise that you display outside must be representative samples of merchandise that you sell inside your building.
 - The designated space where your samples of merchandise can be displayed may occupy an area that is within 3 feet of one wall of your building and is 1/3 or less of the length of that wall. Porches, decks and patios may be used for your outdoor display.
 - Your outdoor display of sample merchandise should not infringe on the safe ingress or egress path that you maintain for customers entering and exiting your business based on NFP fire recommendations of 4 feet.
 - Your outdoor display of sample merchandise may not be located on sidewalks, trails, or within the Town's road right of way.
 - Your outdoor display of sample merchandise may have 2 mannequins to display clothing and/or accessories. No full body mannequins are allowed.
 - Your sample merchandise may be displayed on temporary, removeable decorative supports such as shelves and benches. Packing cartons, cardboard boxes, bins, folding tables or similar supports are prohibited.
 - Your sample merchandise and all temporary supports used to display your sample merchandise must be removed every day at the end of your business hours.
 - Racks on which clothing or other goods are hung on hangars are prohibited
 - No outdoor display of sample merchandise shall contain lighting either in front, in back or within the display. No power cords, extension cords, or lines shall be allowed to provide power to the display. Merchandise that has its own self powered lighting is allowed.
 - Items that flash or spin are prohibited from your outdoor display.
 - Signs are prohibited on your outdoor display.
 - All sales of merchandise must take place inside your business.
 - Your samples of merchandise may be displayed from April 15th to Oct 31st.
- B. Guidelines for the Outdoor Display of Merchandise Intended for Outdoor Use or Décor
- Samples of merchandise intended for outdoor use or décor may be displayed outside anywhere in the green space of your property and left outside overnight provided the

density of the display is one item for every 4 square feet of your green space or less.
Green space does not include gravel, concrete or paved surfaces

- Merchandise that is too large (5ft or more) to show inside your building may be displayed outside anywhere in your green space and left outside overnight provided the density of the display is one item for every 100 sq. ft of your green space or less.

Exemptions to the Outdoor Display of Sample Merchandise Ordinance:

If the Town of Gibraltar authorizes an event such as a sidewalk sale or an inside/outside sale, the rules of this ordinance will still apply unless altered for the event by the Town Board.

an exemption to the density requirement of this ordinance will be granted to the owner of a business operating with a up to date Town of Gibraltar Business License on the day the ordinance goes into effect. The exemption will be null and void when the owner no longer operates or owns the business.

Governance:

The Town of Gibraltar is the governing agency for this Outdoor Display of Merchandise Ordinance. On your business license you are required to indicate if you will be using an outdoor display of sample merchandise in the calendar year. All businesses that display samples of merchandise outside the building that houses their business will be required to comply with this ordinance by April 15, 2025. The Town police officer or designee is granted authority to enforce this ordinance. The Town Board reserves the right to suspend or revoke any business license that is not in compliance to this ordinance.

Penalties:

Any person who shall violate any provision of this ordinance shall be subject to a forfeiture of no less than \$50.00 and no more than \$500.00, together with costs of prosecution. Failure to make payment of such forfeiture and costs of prosecution shall subject the individual to imprisonment in the County jail until said forfeiture is paid, but not to exceed thirty days.

The fee for this ordinance will be set by the Town Board and be part of the Town of Gibraltar fee schedule.

Enforcement:

Enforcement of this ordinance shall be first by citation, followed, if necessary, by suspension and if further necessary by revocation of your business license.

Severability:

If any part of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such a decision shall not affect the validity of any other provisions of this ordinance.

To: Town Board
From: Staff

Request:

Amend the town fee schedule to include a \$50 forfeiture for failure to comply with Ordinance 2024-06-Outdoor Display of Merchandise

Analysis:

The fee schedule needs to be updated to reflect enactment of Ordinance 2024-06-Outdoor Display of Merchandise

Recommendation:

Staff recommends creating a \$50 fee for failure to comply with Ordinance 2024-06-Outdoor Display of Merchandise

Fiscal Impact:

There is no fiscal impact to this request.

Town of Gibraltar

2024 Fee and Forfeiture Schedule

The following fees for satisfying record requests under s. 19.35, Wisconsin Statutes, are as established.

General fees:

a. Cost of transcription and reproduction	\$.35 per page
b. Cost of locating a record file	Clerk's loaded wage
c. Cost of shipping or mailing requests	actual costs
d. Town services requested for special event	\$25.00 per department
e. Credit card fee	3%
f. (NSF) returned check fee	\$50.00

The following fees are established for the referenced Town of Gibraltar ordinances:

Emergency services:

Fire rescue medical assistance calls	\$0
False alarms	1 st free 1 per year 2 nd and consecutive \$50.00

Chapter 10-Orderly Conduct:

10.01 - State Traffic laws adopted.	based on state forfeiture schedule
10.125 – Town speed limits adopted	based on state forfeiture schedule
10.02 - Discharging firearms within Harbor Limits	Municipal Forfeiture \$175.30*
10.03 - Throwing or Shooting arrows, stones, and other missiles.	Municipal Forfeiture \$200.00
10.04 - Sale and discharge of fireworks restricted.	Municipal Forfeiture \$200.00
10.05 - Obstructing streets and sidewalks prohibited.	Municipal Forfeiture \$200.00
10.06 - Disorderly conduct prohibited.	Municipal Forfeiture \$235.00
10.07 - Disorderly Conduct with a motor vehicle.	Municipal Forfeiture \$235.00
10.08 - Urinating or defecating on property.	Municipal Forfeiture \$235.00
10.09 - Unreasonable, excessive, and unnecessary noise	Municipal Forfeiture \$235.00
10.10 - Obedience to officers.	Municipal Forfeiture \$235.00

10.11 - Firearms in public buildings	Municipal Forfeiture \$235.00
10.12 - Reserved	
10.13 - Loitering Prohibited.	Municipal Forfeiture \$200.00
10.14 - Destruction of private property.	Municipal Forfeiture \$235.00
10.15 - Alcohol beverage possession/ consumption In public places prohibited	Municipal Forfeiture \$200.00
10.16 - Littering prohibited.	Municipal Forfeiture \$200.00
10.17 - Possession of Marijuana.	Municipal Forfeiture \$300.00
10.18 - Permitted parking lots	Municipal Forfeiture \$50.00/\$100.00 handicapped
10.19 - Parking prohibited	Municipal Forfeiture \$50.00/\$100.00 handicapped
10.20 - Illegal dumping	Municipal Forfeiture \$300.00
10.21 - Use of municipal docks.	Municipal Forfeiture \$200.00
10.22 - Petty theft.	Municipal Forfeiture \$235.00
10.23 - Trespass to land, buildings or other premises.	Municipal Forfeiture \$235.00
10.24 - Possession of drug paraphernalia.	Municipal Forfeiture \$275.00
10.25 - Purchase or possession of tobacco products prohibited	Municipal Forfeiture \$200.00
10.26 - Restrictions sale, gift, of cigarette or tobacco products	Municipal Forfeiture \$200.00
10.27 - Possession of tobacco, vapor products by minors	See Juvenile bond schedule 10.40
10.28 - Smoking, tobacco use where prohibited	Municipal Forfeiture \$200.00
10.29 - Sign, flag display when/where restricted	Municipal Forfeiture \$100.00
10.30 – Truancy	See Juvenile bond schedule 10.40
10.31 – Animals	Municipal Forfeiture \$200.00 Municipal Forfeiture \$500.00 Death of animal
10.32 – Adopting other State Statutes	As listed in state bond schedule
10.33 – Peddlers	Municipal Forfeiture \$100.00*
Ordinance 2024-03 Regulation of Fire/Burn Permits	Municipal Forfeiture \$50.00 violation w/burn permit Municipal Forfeiture \$150.00 violation without burn permit

Ord 2023-03- Reg the Application of Coal Tar Sealant Prod	Municipal Forfeiture \$250 Individual
	Municipal Forfeiture \$1000 Contractor
Ord 2024-04- Waterfowl Feeding Prohibited	Municipal Forfeiture \$50
Ord 2024-06-Outdoor Display of Merchandise	Municipal Forfeiture \$50

The Town of Gibraltar will operate a fee schedule designated for individuals under the age of 17, who are in violation of any town ordinances listed in the code of ordinances. Forfeitures under the Juvenile Bond category are as follows.

<u>Juveniles ages 12-14</u>	<u>Juveniles 14-16</u>	<u>Juveniles 16-17</u>
1 st offence \$25.00	1 st offence \$50.00	1 st offence \$75.00
2 nd offence \$50.00	2 nd offence \$75.00	2 nd offence \$100.00
3 rd offence \$100.00	3 rd offence \$100.00	3 rd offence \$125.00

Traffic Utility Fee*

Traffic Utility adopted by Ordinance 2022-34*

Traffic Utility Fee set by Resolution 2022-08*

Building Permits – Chapter

Driveway permits	\$60.00
Sanitary permits (Paid to FCSD) Affidavit required for inspections	
Building permits (paid directly to building inspector)	
Administrative fee	\$75.00
Erosion control	\$75.00
Fire Impact fees	TBD
Demolition	\$150.00
Tower Permits- New	\$1000.00
Tower Permits-Modification to existing	\$500.00

Underground Right-Of-Way Access

Permit Application Fee	\$50.00
Additional Inspection / Review Fee	\$50.00
Underground Access Parallel ROW (2 Inspections)	\$150.00
Opening or Boring of a Paved Roadway	\$650.00
Penalty for Starting Work Without a Permit	\$1,000.00

Town Cemetery Fees:

Blossomberg plat purchase	\$600.00 resident	\$1200.00 non-resident (Family)
Blossomberg cremation burial plat Purchase	\$150.00	\$300.00 Non-resident (Family)
Cremation Burials	\$150.00	
Burial Fees	\$500.00	
Administrative fee for burial buybacks	\$50.00	

Licenses:

Dog License	\$5.00 spayed/neutered	\$10.00 unaltered
Operators Licenses	\$20.00 includes provisional	
Picnic Liquor License (special event)	\$10.00	
Firework permit special event	\$50.00	
Business License	\$45.00 / \$25.00 late penalty fee in addition to licensing fee after February 1	
Business License (2 nd noncompliance notification)	\$500.00 (in addition to the \$25.00 penalty fee and \$45.00 licensing fee)	
STR License	\$125.00 / \$100.00 late penalty fee in addition to addition to licensing fee after February 1	
STR License (2 nd noncompliance notification)	\$500.00 (in addition to the \$100 first penalty and \$125 licensing fee)	

Liquor Licenses:

Class A Beer	\$100.00 (\$100 max per statute)
Class A Liquor	\$250.00 (\$500 max per statute)
Class B Beer	\$100.00 (\$100 max per statute)
Class B Liquor	\$500.00 (\$500 max per statute)
Class B Combination	\$600.00 (\$500 max on liquor per statute)
Class B Winery	\$150.00 N/A issued by the state
Class C Wine	\$200.00
Publication Fee	\$ 40.00
Cigarette License	\$ 25.00

Facility Rentals:

Fire Station/Town Hall/Parks	\$75 taxpayer, \$200 deposit required
	\$150 non taxpayer, \$200 deposit required
	\$ 25.00/8 hours for non-profit and local groups

Parking:

Seasonal Launch Trailer parking permit	\$60/season (only short-term parking permitted)
Harbor parking lot permit	Included in facilities use fee for slip and mooring holders only
Gibraltar Road Offsite Trailer Parking	\$100.00/season

*Indicates fee set specifically by ordinance

To: Town board

From: Staff

Recommendation:

Amend Ordinance 2022-30-Speed Limits Identified and Traffic Flow to reduce speed limit on a portion of Highland Road.

Background:

At the August 7, 2024 Town Board meeting the Board moved to place on the September 2024 agenda a speed reduction and ordinance change for the speed limit on Highland Road from 45 mph to 35 mph in the area from Shady Lane to County A. Chief Roesch supports this request.

Recommendation:

Staff recommends reducing the speed limit from 45 mph to 35 mph on Highland Road from Shady Lane to County A.

Fiscal Impact:

No fiscal impact. The Town has 35 mph speed signs.

TOWN OF GIBRALTAR

ORDINANCE 2022-30

SPEED LIMITS IDENTIFIED AND TRAFFIC FLOW

Ordinance 2022-30 Identified in the code of ordinances as 10.125 shall repeal and replace any previous ordinance(s) in whole or part, or any other ordinances contradicting to this new ordinance.

The Town Board of Gibraltar, in the County of Door, State of Wisconsin, does hereby ordain as follows:

Purpose The purpose of this ordinance is to identify and set limits of speed on town owned and operated roadways.

State Statutes Adopted – Authority

The Board of Supervisors of the Town of Gibraltar is granted authority for adopting this ordinance under its general 60.10(2)(c) and 60.22(3), Wisconsin Statutes. The Town Board Adopts this Ordinance under its general village powers authority and 66.1014 of the Wisconsin Statutes, 2917 Act 59.

General Provisions

On the basis of a certain engineering and traffic investigation heretofore made, the speeds on the highways or parts thereof indicated below are determined and declared to be reasonable and safe pursuant to the provisions of Section 349.11, Wisconsin Statutes, and subject to the approval of the State Highway Commission, shall be the speed limits on such highways, streets or parts thereof upon erecting and placing appropriate signs giving notice of such limits. No person shall drive a vehicle in excess of such speed limits.

- A. The speed limit shall be forty-five (45) miles per hour on the following roads:
 1. Peninsula Players Road, from its intersection with County Trunk Highway A, to its intersection with Hwy 42.
 2. Spring Road, from its intersection with Peninsula Players Road, to its intersection with Wandering Road.
 3. Juddville Road, from its intersection with County Trunk Highway A, to its intersection with White Cliff Road.
 4. Gibraltar Road, from its intersection with County Highway Trunk A, to its intersection with Maple Grove Road.
 5. Maple Grove Road, from its intersection with County F to Gibraltar Road.
 6. Maple Grove East, from its intersection with County Trunk Highway F, to its intersection with West Meadow Road.

7. West Meadow Road, that part belonging to the Town of Gibraltar lying within its intersection with Maple Grove East, to its intersection with County Trunk Highway F.
 8. Highland Road, from its intersection with Shady Lane, to its intersection with County Trunk Highway F.
 9. Little Marsh Road, from its intersection with County A, to its intersection with County EE.
 10. Wandering Road, from its intersection with Spring Road, to its intersection with Peninsula Players Road. (Ordinance No. 2002-02).
- B. The speed limit shall be Forty (40) miles per hour on the following roads:
1. Maple Grove Road from its intersection with Gibraltar Road, to the border of the Village of Ephraim (Ephraim-Gibraltar Airport driveway).
- C. The speed limit shall be Thirty-five (35) miles per hour on the following roads:
1. Gibraltar Road, from its intersection with County Trunk Highway A, to its Intersection with County Trunk Highway 42.
 2. Spring Road, from its intersection with Wandering Road, to its intersection with County Trunk Highway F.
 3. Peninsula Players Road, from its intersection with Hwy 42 to its intersection with Gibraltar Bluff Rd.
 4. Highland Road, from its intersection with Shady Lane to County Trunk Highway A.
- D. The speed limit shall be Twenty-five (25) miles per hour on the following roads:
1. Streets in the unincorporated village of Fish Creek, excluding State Trunk Highway 42, extended easterly, more or less, to a point 200 feet northeast of its intersection with Gibraltar Road.
 2. Daisy Patch Road, from its intersection with Highway 42, to its intersection with Wildflower Patch Road.
 3. White Cliff Road, from its intersection with Juddville Road, southerly to the Town of Egg Harbor boundary.
 4. Cottage Row Road, from its intersection with Gibraltar Bluff Road, to its intersection with State Highway 42.
 5. Gibraltar Bluff Road
 6. Peninsula Players Road from its intersection with Gibraltar Bluff Road to termini (water).

E. The speed limit shall be Twenty (20) miles per hour on the following roads:

1. Cottage Row Road, from its intersection with Spruce Street, to its intersection with Gibraltar Bluff Road.
2. Choke Cherry Lane, from STH 42 to Termini.

F. Traffic Flow, One-Way Street Identified

1. Spruce Street shall be a one-way traffic flow directional street from Highway 42 to Maple Street, traffic to flow northbound.

Penalty

Any person found guilty of violating this ordinance or any part of this ordinance, shall be subject to a forfeiture of not less than \$50.00, nor more than \$500.00, together with costs of prosecution. Failure to make payment of such forfeiture and costs of prosecution shall subject the individual to imprisonment in the County Jail until said forfeiture is paid, but not to exceed thirty (30) days.

Enforcement

- A. Enforcement shall be by citation.
- B. Schedule of Deposits. Deposits shall be made in cash, money orders, or certified check to the Clerk of Door County Circuit Court, who shall provide a receipt to the other office and the amount of the forfeiture schedule shall be as stated above or such amount that the Circuit Court of Door County hereafter affixes.
- C. Any person, firm or corporation, violating any of the subsections of this ordinance, may stipulate to the guilt or no contest and may pay to the Clerk of Court, a bond according to a schedule prescribed by the Circuit Court of Door County, which is presently set forth above. Such stipulation will make it unnecessary for the subject charged to appear in court, and will act as a basis for the court to enter judgment and order forfeiture of the bond. Forfeitures, penalty assessments, costs and fees shall be disbursed as provided in Wis. Stat. § 66.12.
- D. Adoption of this ordinance does not preclude the Town Board from adopting any other ordinance or providing for the enforcement of any other law or ordinance relating to the same or other matter, and issuance of a forfeiture hereunder, shall not preclude the Town or any authorized officer from proceeding under any other ordinance or law or by any other enforcement method to enforce any ordinance, regulation or order.

Reference to Statutes

Reference to specific statutory sections whenever used in this ordinance, shall mean Wisconsin Statutes as amended, modified, repealed or otherwise altered by the State Legislature.

Severability

If any of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such a decision shall not affect the validity of any other provisions of this ordinance.

Amended this 4th day of September, 2024

TOWN BOARD FOR THE TOWN OF GIBRALTAR

Steve Sohns, Town Chairperson

John Selenica, Town Supervisor

Vinni Chomeau, Town Supervisor

Jayson Merkel, Town Supervisor

Tom Birmingham, Town Supervisor

Attest:

Laura Reetz, Clerk

To: Town Board

From: Staff

Request:

Approval of the notice for invitation of bids and instructions to bidders for the waterfront cottages at 4148 Main St.

Background:

The Town Board has selected a conceptual proposal for the waterfront park area. That proposal backed by the Parks Committee, Plan Commission, and Harbor Commission agrees the current cottages should be removed to make room for more green space and rehabilitation to the waterfront property.

The Town Board hosted a public meeting to vote on the proposed sale of the cottages (property only) the electors overwhelmingly voted 24-1 to sell and repurpose the cottages

Analysis:

The next step in the process is to post a notice to potential bidders, and to have a legal understanding of potential bidders the expectations from the Town in the event they are the awarded bidders. (Instructions to Bidders).

Recommendation:

Legal has reviewed the proposals and approves moving forward with the notice, and the instructions to bidders.

Fiscal Impact:

The board budgets funds to post items the cost for this posting will be taken out of that account.

Instructions to Bidders

Referred to as the “**Coach House Cottage**” the home is located at 4148 Main Street, Fish Creek WI and must be moved off the property at that address not later than April 15th, 2025. Each bid must contain the full name of every person or company interested in the same.

Bids shall be submitted in sealed envelopes addressed to the Town Clerk for the Town of Gibraltar at the Gibraltar Town Center, 4097 Main St., Fish Creek, WI 54212 and shall be plainly marked on the outside thereof: “Offer to purchase the Coach House Cottage.” They shall also bear the name of the bidder.

Bids shall be submitted prior to 3:00 P.M. on September 27th, 2024. Late bids will not be accepted under any circumstance and will be returned to the proposing firm or individual unopened. No Bids May be withdrawn for a period of 15 days after they have been opened without the consent of the Town Board. On September 30th at 9:00 A.M. the bids will be opened in the Town Clerk's office at the Gibraltar Town Center. The contents of the bids will be made public for the information of all bidders and other interested parties who may be present in person or by representative.

Consideration of Proposals

The Town of Gibraltar reserves the right to reject any and all bids, and to waive technicalities or to advertise for new proposals, if in the judgement of the awarding authority, the best interests of the Town will be promoted thereby.

A deposit (see Chart below) must accompany the bid. This amount must be by check and is nonrefundable to the successful bidder.

Bid amount	Deposit amount
\$0-\$1,999	\$1,000
\$2,000- \$4,999	\$1,500
\$5,000 - \$9,999	\$2,000
\$10,000 – up	\$2,500

If the Deposit is less than the bid amount the remaining balance will be applied to the performance deposit of the successful bidder.

Award of Contract

The award of the contract, if it is awarded will, be at the October Gibraltar Town Board meeting held at 7:00 P.M. on October 2, 2024. The award shall be made to the bidder whose proposal complies with all the requirements prescribed. In no case will an award be made until all necessary investigations are made as to the responsibility of the bidder to whom it is proposed, and assurances are received that the building will be removed within the specified time. The successful bidder will be notified, by letter mailed to the address shown on the proposal, that his/her bid has been accepted and the contract is awarded.

Cancellation of Award

The Town of Gibraltar reserves the right to rescind the award of the sale of the home located at 4148 Main Street Fish Creek WI at any time before the execution of the contract by all parties without any liability against the Town.

Performance Bond

A performance bond of \$5,000 will be required from the successful bidder. The performance bond will be returned upon satisfactory removal of the building and cleanup of the building site.

Bidders Insurance

When the award of the contract is issued, until the day of the home removal and clean-up of the property at 4148 Main St. the bidder shall take out and maintain such public liability (bodily injury and property damage) insurance as shall protect the bidder and any sub-contractor performing the work covered by the contract from claims for damages or personal injury, including accidental death, as well as from claims for property damage which may arise from operations under the contract, whether such operations were performed by the bidder or by any sub-contractor or anyone directly or indirectly employed by the Town.

Body injury liability:		Property damage liability:	
Each person	\$1,000,000	Each Accident	\$250,000
Each accident	\$1,000,000	Med pay	\$50,000

The insurance shall remain in full effect and force from the time of the award of the contract through the day the home is moved off the property at 4148 Main Street, and the Town of Gibraltar shall be named as an additional insured party. The insurer shall certify that in the event of cancellation or material change of the insurance, at least (10) days written notice of such cancellation or material change shall be given to the Town. If there are material changes in the insurance the contractor shall provide a revised certificate of insurance which explains all material changes, and the Town of Gibraltar shall again be named as an additional insured party.

The bidder shall specifically agree to indemnify and save and hold the Town of Gibraltar harmless against any loss, damage, cost and/or expenses (including attorney’s fees reasonably incurred), which may in any way occur against the Town because of moving the structure.

Time for completion

Work on this contract may begin after all insurances and notice has been given to the Town of Gibraltar. And notice of work commencement must be received (5) days before the start of any work. Work on this contract shall be completed no later than April 15, 2025, or as may be modified or extended as mutually agreed upon. Upon receipt of a written order by the Town Clerk to commence work, the building and its contents shall be in the custody of the contractor.

Additional bidder requirements:

- The Bidder shall notify the electric, television and telephone companies that it will be necessary for them to disconnect and remove their equipment from the building prior to the time the building is moved.
- Within (5) days of the removal of the building from the property the bidder shall clean up all the debris left over from the moment of the building, including removal of all the building foundation materials.
- No burning of any debris on site will be permitted.
- Any damage to grassy areas shall be restored to the satisfaction of the Town of Gibraltar Maintenance Supervisor.
- The bidder shall make final clean-up of the property to the satisfaction of the Town of Gibraltar Maintenance Supervisor. The final cleanup area shall include, but is not limited to, the property where the building was moved from, the adjacent properties, and streets.
- The performance bond will not be returned to the bidder unless and until the Administrator informs the Town Treasurer that the removal of the building and the cleanup of the building site are satisfactory.

Permits and notifications

The bidder shall procure and pay for all the permits necessary to carry out the work, including those necessary while the streets are obstructed either by operations or by the storage of equipment or materials.

No building may be left on Town property or streets overnight once it has been removed off its existing site.

To make appointments or questions contact the Town of Gibraltar Clerk at:

Laura Reetz (920) 868-1714

Town Clerk

Office Hours

Monday -Thursday 10:00 A.M. – 3:00 P.M.

Friday 8:00 A.M. – 12:00 P.M.

Town Office Location:

4097 Main Street

Fish Creek, Wisconsin 54212

Instructions to Bidders

Referred to as the “**Holiday Cottage**” the home is located at 4148 Main Street, Fish Creek WI and must be moved off the property at that address not later than April 15th, 2025. Each bid must contain the full name of every person or company interested in the same.

Bids shall be submitted in sealed envelopes addressed to the Town Clerk for the Town of Gibraltar at the Gibraltar Town Center, 4097 Main St., Fish Creek, WI 54212 and shall be plainly marked on the outside thereof: “Offer to purchase the Holiday Cottage.” They shall also bear the name of the bidder.

Bids shall be submitted prior to 3:00 P.M. on September 27th, 2024. Late bids will not be accepted under any circumstance and will be returned to the proposing firm or individual unopened. No Bids May be withdrawn for a period of 15 days after they have been opened without the consent of the Town Board. On September 30th at 9:00 A.M. the bids will be opened in the Town Clerk's office at the Gibraltar Town Center. The contents of the bids will be made public for the information of all bidders and other interested parties who may be present in person or by representative.

Consideration of Proposals

The Town of Gibraltar reserves the right to reject any and all bids, and to waive technicalities or to advertise for new proposals, if in the judgement of the awarding authority, the best interests of the Town will be promoted thereby.

A deposit (see Chart below) must accompany the bid. This amount must be by check and is nonrefundable to the successful bidder.

Bid amount	Deposit amount
\$0-\$1,999	\$1,000
\$2,000- \$4,999	\$1,500
\$5,000 - \$9,999	\$2,000
\$10,000 – up	\$2,500

If the Deposit is less than the bid amount the remaining balance will be applied to the performance deposit of the successful bidder.

Award of Contract

The award of the contract, if it is awarded will, be at the October Gibraltar Town Board meeting held at 7:00 P.M. on October 2, 2024. The award shall be made to the bidder whose proposal complies with all the requirements prescribed. In no case will an award be made until all necessary investigations are made as to the responsibility of the bidder to whom it is proposed, and assurances are received that the building will be removed within the specified time. The successful bidder will be notified, by letter mailed to the address shown on the proposal, that his/her bid has been accepted and the contract is awarded.

Cancellation of Award

The Town of Gibraltar reserves the right to rescind the award of the sale of the home located at 4148 Main Street Fish Creek WI at any time before the execution of the contract by all parties without any liability against the Town.

Performance Bond

A performance bond of \$5,000 will be required from the successful bidder. The performance bond will be returned upon satisfactory removal of the building and cleanup of the building site.

Bidders Insurance

When the award of the contract is issued, until the day of the home removal and clean-up of the property at 4148 Main St. the bidder shall take out and maintain such public liability (bodily injury and property damage) insurance as shall protect the bidder and any sub-contractor performing the work covered by the contract from claims for damages or personal injury, including accidental death, as well as from claims for property damage which may arise from operations under the contract, whether such operations were performed by the bidder or by any sub-contractor or anyone directly or indirectly employed by the Town.

Body injury liability:

Each person \$1,000,000
Each accident \$1,000,000

Property damage liability:

Each Accident \$250,000
Med pay \$50,000

The insurance shall remain in full effect and force from the time of the award of the contract through the day the home is moved off the property at 4148 Main Street, and the Town of Gibraltar shall be named as an additional insured party. The insurer shall certify that in the event of cancellation or material change of the insurance, at least (10) days written notice of such cancellation or material change shall be given to the Town. If there are material changes in the insurance the contractor shall provide a revised certificate of insurance which explains all material changes, and the Town of Gibraltar shall again be named as an additional insured party.

The bidder shall specifically agree to indemnify and save and hold the Town of Gibraltar harmless against any loss, damage, cost and/or expenses (including attorney’s fees reasonably incurred), which may in any way occur against the Town because of moving the structure.

Time for completion

Work on this contract may begin after all insurances and notice has been given to the Town of Gibraltar. And notice of work commencement must be received (5) days before the start of any work. Work on this contract shall be completed no later than April 15, 2025, or as may be modified or extended as mutually agreed upon. Upon receipt of a written order by the Town Clerk to commence work, the building and its contents shall be in the custody of the contractor.

Additional bidder requirements:

- The Bidder shall notify the electric, television and telephone companies that it will be necessary for them to disconnect and remove their equipment from the building prior to the time the building is moved.
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- No burning of any debris on site will be permitted.
- Any damage to grassy areas shall be restored to the satisfaction of the Town of Gibraltar Maintenance Supervisor.
- The bidder shall make final clean-up of the property to the satisfaction of the Town of Gibraltar Maintenance Supervisor. The final cleanup area shall include, but is not limited to, the property where the building was moved from, the adjacent properties, and streets.
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Laura Reetz (920) 868-1714

Town Clerk

Office Hours

Monday -Thursday 10:00 A.M. – 3:00 P.M.

Friday 8:00 A.M. – 12:00 P.M.

Town Office Location:

4097 Main Street

Fish Creek, Wisconsin 54212

Instructions to Bidders

Referred to as the “**Shorehaven Cottage**” the home is located at 4148 Main Street, Fish Creek WI and must be moved off the property at that address not later than April 15th, 2025. Each bid must contain the full name of every person or company interested in the same.

Bids shall be submitted in sealed envelopes addressed to the Town Clerk for the Town of Gibraltar at the Gibraltar Town Center, 4097 Main St., Fish Creek, WI 54212 and shall be plainly marked on the outside thereof: “Offer to purchase the Shorehaven Cottage.” They shall also bear the name of the bidder.

Bids shall be submitted prior to 3:00 P.M. on September 27th, 2024. Late bids will not be accepted under any circumstance and will be returned to the proposing firm or individual unopened. No Bids May be withdrawn for a period of 15 days after they have been opened without the consent of the Town Board. On September 30th at 9:00 A.M. the bids will be opened in the Town Clerk's office at the Gibraltar Town Center. The contents of the bids will be made public for the information of all bidders and other interested parties who may be present in person or by representative.

Consideration of Proposals

The Town of Gibraltar reserves the right to reject any and all bids, and to waive technicalities or to advertise for new proposals, if in the judgement of the awarding authority, the best interests of the Town will be promoted thereby.

A deposit (see Chart below) must accompany the bid. This amount must be by check and is nonrefundable to the successful bidder.

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Award of Contract

The award of the contract, if it is awarded will, be at the October Gibraltar Town Board meeting held at 7:00 P.M. on October 2, 2024. The award shall be made to the bidder whose proposal complies with all the requirements prescribed. In no case will an award be made until all necessary investigations are made as to the responsibility of the bidder to whom it is proposed, and assurances are received that the building will be removed within the specified time. The successful bidder will be notified, by letter mailed to the address shown on the proposal, that his/her bid has been accepted and the contract is awarded.

Cancellation of Award

The Town of Gibraltar reserves the right to rescind the award of the sale of the home located at 4148 Main Street Fish Creek WI at any time before the execution of the contract by all parties without any liability against the Town.

Performance Bond

A performance bond of \$5,000 will be required from the successful bidder. The performance bond will be returned upon satisfactory removal of the building and cleanup of the building site.

Bidders Insurance

When the award of the contract is issued, until the day of the home removal and clean-up of the property at 4148 Main St. the bidder shall take out and maintain such public liability (bodily injury and property damage) insurance as shall protect the bidder and any sub-contractor performing the work covered by the contract from claims for damages or personal injury, including accidental death, as well as from claims for property damage which may arise from operations under the contract, whether such operations were performed by the bidder or by any sub-contractor or anyone directly or indirectly employed by the Town.

Body injury liability:		Property damage liability:	
Each person	\$1,000,000	Each Accident	\$250,000
Each accident	\$1,000,000	Med pay	\$50,000

The insurance shall remain in full effect and force from the time of the award of the contract through the day the home is moved off the property at 4148 Main Street, and the Town of Gibraltar shall be named as an additional insured party. The insurer shall certify that in the event of cancellation or material change of the insurance, at least (10) days written notice of such cancellation or material change shall be given to the Town. If there are material changes in the insurance the contractor shall provide a revised certificate of insurance which explains all material changes, and the Town of Gibraltar shall again be named as an additional insured party.

The bidder shall specifically agree to indemnify and save and hold the Town of Gibraltar harmless against any loss, damage, cost and/or expenses (including attorney’s fees reasonably incurred), which may in any way occur against the Town because of moving the structure.

Time for completion

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Laura Reetz (920) 868-1714

Town Clerk

Office Hours

Monday -Thursday 10:00 A.M. – 3:00 P.M.

Friday 8:00 A.M. – 12:00 P.M.

Town Office Location:

4097 Main Street

Fish Creek, Wisconsin 54212

Official Public Notice

Invitation for Bid:

The sale of a single-family cottage style home to be moved off the property at 4148 Main Street Fish Creek, WI 54212.

THIS BUILDING IS IN THE TOWN OF GIBRALTAR, COUNTY OF DOOR, STATE OF WISCONSIN.

-Notice is hereby given that sealed bids will be received by the Town of Gibraltar Clerk for at the Town of Gibraltar, Town Center, 4097 Main Street, Fish Creek, WI 54212 until 3:00 P.M. on the 27th day of September, 2024 for the sale of the single-family cottage style home which is commonly referred to as the "COACH HOUSE Cottage" in the previous Holiday Harbor parcel. The cottage is located at 4148 Main Street, Fish Creek, WI 54212 in the Town of Gibraltar and must be moved off the property by April 15, 2025. This is not for the sale of any real estate but only for the cottage building that is located on and will be removed from the Town's property.

All bids received will be publicly opened in the Gibraltar Clerk's office on Monday September 30th at 9 A.M. Each bid must contain the full name of the party or parties making the bid. Proposals shall be submitted in the bidder's own sealed envelope and shall be marked "offer to purchase Coach House Cottage."

Bids must include a deposit reflective of the following:

<u>Bid Amount</u>	<u>Deposit amount</u>
\$0-\$1,500	\$1,000
\$1,500- \$4,999	\$1,500
\$5,000- \$9,999	\$2,000
\$10,000 and above	\$2,500

- If your bid is less than the deposit and you are the successful bidder, the difference will be applied to the performance deposit.

The Town of Gibraltar Board reserves the right to reject any and all bids on any basis and without disclosure of the reason for the rejection. The Town Board also reserves the right to waive any formalities or informalities in bidding and to select the bid that, in its opinion, will best serve the interests of the Town of Gibraltar.

- **Late bids will not be accepted under any circumstances. Any bid(s) received after the previously mentioned deadline will be returned to the proposing firm or individual unopened.**

A request for bidding instructions can be made to the Town Clerk's office (920) 868-1714.

Any questions regarding the buildings, the bidding process or to set up a time for viewing please contact the Town of Gibraltar Clerk's office (920)-868-1714.

Laura Reetz

Town of Gibraltar Clerk

Official Public Notice

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The sale of a single-family cottage style home to be moved off the property at 4148 Main Street Fish Creek, WI 54212.

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All bids received will be publicly opened in the Gibraltar Clerk's office on Monday September 30th at 9 A.M. Each bid must contain the full name of the party or parties making the bid. Proposals shall be submitted in the bidder's own sealed envelope and shall be marked "offer to purchase Holiday Cottage."

Bids must include a deposit reflective of the following:

<u>Bid Amount</u>	<u>Deposit amount</u>
\$0-\$1,500	\$1,000
\$1,500- \$4,999	\$1,500
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Bids must include a deposit reflective of the following:

<u>Bid Amount</u>	<u>Deposit amount</u>
\$0-\$1,500	\$1,000
\$1,500- \$4,999	\$1,500
\$5,000- \$9,999	\$2,000
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Any questions regarding the buildings, the bidding process or to set up a time for viewing please contact the Town of Gibraltar Clerk's office (920)-868-1714.

Laura Reetz

Town of Gibraltar Clerk

To: Town Board
From: Staff

Request:

To use Nicolet Bank's Demand Deposit Marketplace (DDM) to increase FDIC coverage for town funds.

Analysis:

Collateralizing funds protects public funds and recovers ownership in the event of bank failure. Current FDIC coverage is \$250k per depository institution. The State of Wisconsin has a State Guarantee Fund which provides a maximum of \$400,00 per public depository above the FDIC coverage. With the TID funds, Money Market, and Capital Fund balances all the funds are not covered. The DDM program is a daily cash sweep to move the funds in and out, so we have coverage, but we don't have to open accounts at different locations. The total fund balance will be taken into consideration and the amount swept in and out will be in accordance with the daily balance. We can continue to make deposits at Nicolet, and all the sweeps will take place behind the scenes, monthly reconciliation will remain the same.

Recommendation:

Staff has reviewed with our auditors, and they strongly encourage that we collateralize funds to reduce the credit risk, this is especially important for our custodial account during the tax season when the funds do not truly belong to Gibraltar. This will be a positive impact on our financial audit.

Fiscal Impact:

There is no fiscal impact to this request as there is not a fee for the service. We will continue to receive a high interest rate on the accounts, currently over 5%.

SAFETY – SECURITY - LIQUIDITY

At Nicolet National Bank, we are committed to helping you protect your funds especially during times of market volatility. The Demand Deposit Marketplace® (DDM) program is a flexible, multi-million dollar FDIC insured cash management solution. The DDM® program is the most comprehensive daily sweep program that enables banks to offer all of their customers millions of dollars in FDIC insurance through participating banks and daily liquidity. The DDM program is an ideal cash sweep option for anyone seeking **safety, security and liquidity**.

BENEFITS

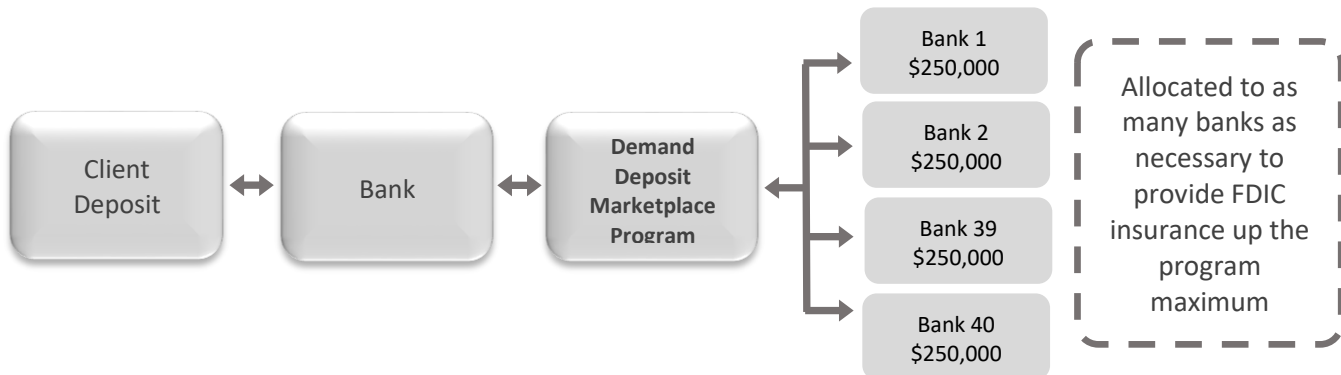
- FDIC insurance eliminates the risks associated with money fund investing
- Diversification of deposits among several FDIC insured banks reduces overall exposure



- Millions in FDIC Insurance through participating banks
- Cash is available daily
- Funds are always accessible with no penalties or restrictions on the number of monthly withdrawals
- Avoid the burden of dealing with numerous bank relationships and benefit from a high level of FDIC insurance through a single contact point
- Access DepositViewSM, an online portal that enables you to view all banks in which your deposit balances are held

How It Works

Customer cash balances are sent daily into the DDM program and allocated into several program banks to ensure high levels of FDIC Insurance.



Funds participating in the Demand Deposit Marketplace® program are deposited into deposit accounts at participating banks, which are insured by the Federal Deposit Insurance Corporation (FDIC) for up to \$250,000 for each category of legal ownership, including any other balances a bank customer may hold directly or through other intermediaries, including broker-dealers. The total amount of FDIC insurance in an account depends on the number of banks in the program. If the balance in the account is greater than the FDIC insurance coverage in the program, any excess funds will not be insured. Customers should read the Program Terms and Conditions carefully before depositing money into the program and for other important customer disclosures and information. To assure their FDIC coverage, customers should regularly review banks in which their funds have been deposited, and notify the sending bank immediately if the customer does not want to allocate funds to a particular bank or banks. The Demand Deposit Marketplace program is administered by Stable Custody Group II, LLC.

FAQs

What is the Demand Deposit Marketplace® (DDM) Program?

The Demand Deposit Marketplace (DDM) program is a liquid FDIC insured alternative to money market mutual funds. It enables customers of financial institutions participating in the DDM program (“DDM Participating Institutions”) to obtain millions of dollars of FDIC insurance with daily liquidity and potentially higher returns.

What is the FDIC insurance limit in the account?

Receive \$30 million in FDIC insurance.

How are high levels of FDIC insurance achieved?

Cash balances in customer accounts are sent daily into the DDM program. These deposits are allocated in increments of no more than \$250,000 to multiple DDM Receiving Banks, which abides by the FDIC pass-through insurance provisions established by the FDIC. By allocating deposits to multiple banks, customers receive high levels of FDIC insurance while maintaining daily liquidity and the convenience of maintaining one bank relationship.

When placed into the DDM program the following business day, are customers’ deposits insured?

Until the customers’ funds are swept to the DDM program, such funds will be uninsured to the extent they remain at their Participating Institution overnight in excess of any FDIC insurance available on balances kept at their Participating Institution. Their funds will be insured on the following business day once transferred to the Program.

What if the customer’s Participating Institution fails?

Assuming that the first \$250,000 of the customer’s funds remains at the Participating Institution (and it is an FDIC-insured bank) with the remainder placed into the DDM program, then the following would occur:

- (1) An FDIC claim would be filed on behalf of the customer for the \$250,000 that remained at the Participating Institution. It typically takes two business days for the FDIC to settle such claims; but could be longer.
- (2) The funds placed into the DDM program are not impacted. Rather, those funds are placed at other FDIC-insured banks and similarly protected by FDIC insurance and continue to be available to the customer either through: (1) the Participating Institution in a wind-down mode, under the conservatorship of the FDIC, or a transitioning Participating Institution; or (2) Stable.

What if the customer does not want their money deposited in a particular DDM Receiving Bank?

Customers have the option to exclude any DDM Receiving Bank they choose. However, by opting out of one or more DDM Receiving Banks, it may affect the maximum amount of FDIC insurance they may receive.

How is the DDM program different from a money market mutual fund sweep?

Unlike DDM, money market mutual funds are not FDIC insured. Operationally the DDM program works similarly to a money market mutual fund sweep, however, deposits are swept into insured accounts held at several FDIC insured program banks instead of pooled money fund investments.

What are the advantages of an FDIC insured account versus a money market mutual fund?

- Provides the safety and explicit guarantee of FDIC insurance backed by the full faith and credit of the US Government that money funds do not offer;
- Eliminates market risks associated with money fund investing;
- Is outside the scope of the SEC’s money fund reforms;
- Offers a highly competitive yield

Can placing funds in the DDM program decrease customers’ overall portfolio risk?

Yes. FDIC insured placements eliminate the market risks associated with money market mutual fund investing and other direct cash instruments.

To: Town Board

From: Parks Committee/Staff

Request:

Allow staff to write for a Community Foundation grant from the DDC for a trail connection project.

Background:

The Parks Committee has been following and working with staff with the acquisition of the Redmann parcels. The parcels are part of the sewer project. Part of the reclamation of the sewer line created access roads or trails to access the manholes along the bluff this new "trail" connects to the access trail to the top of the hill and ultimately will connect to the future parking area in the park like improvements section of the new parkland.

The Town of Gibraltar currently has a trail behind the parking lot called the butterfly loop that circles the back side of the current Fish Creek Park.

A section of Fish Creek Park was cleared of debris during the sewer installation.

Analysis:

The Parks Committee has walked the area and feel it to be extremely beneficial to connect the two trails through the recently cleared area. The benefits will be the access to maintain the overgrowth of invasive species trails maintenance, and future access to EMS when the Redmann part becomes an extension to Fish Creek Park, this trail will additionally connect the lower downtown area to the upper Settlement shops.

The proposed trail connection is on current Fish Creek Park land. The parks committee is requesting a grant application to assist in the connection. Community foundation allows for Municipalities to write four grants per year March, June, September, December. We will be writing for the September deadline if approved.

Estimates of the project are around \$175,00-\$150,000 we would write the grant for \$75,000 we will work with FCSD to assist because the access will help them as well to access the manholes with equipment.

Recommendation:

Allow staff to submit a grant application to the Community foundation to assist in trail connection between butterfly loop and the current sewer line trailway

Fiscal Impact:

There is no fiscal impact to write the grant however if we receive the grant, we will adjust the general fund to accept the grant and complete the project.

General Checking

ALL Checks

Posted From: 8/08/2024 From Account:
Thru: 8/30/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
46044	8/09/2024	Kudick, Wayne	46.17
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
46045	8/09/2024	Richard, Mark	124.67
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
46046	8/19/2024	Laurie Buske	2,145.83
		July	
46047	8/19/2024	Quality State Oil	26,165.54
		6574252	
draft	8/09/2024	Wisconsin Deferred Comp	400.33
	Manual Check		
draft	8/09/2024	EFTPS	11,241.09
	Manual Check		
draft	8/15/2024	Wisconsin Department of Revenue	1,013.88
	Manual Check	sales tx	
draft	8/19/2024	Wisconsin Public Service	4,131.73
	Manual Check	Electric	
draft	8/19/2024	Wisconsin Department of Revenue	1,734.72
	Manual Check	Withholding	
draft	8/30/2024	Dept. of Employee Trust Funds	9,376.93
	Manual Check	July wrs	
draft	8/19/2024	Dept. of Employee Trust Funds	20,686.08
	Manual Check	September insurance	
draft	8/20/2024	Charter Communications	739.71
	Manual Check		
draft	8/24/2024	Nicolet Bank	23,322.85
	Manual Check		
draft	8/23/2024	EFTPS	8,366.25
	Manual Check		
draft	8/23/2024	Wisconsin Deferred Comp	350.33
	Manual Check		
draft	8/26/2024	Nicolet National Bank	12,202.14
	Manual Check		
draft	8/27/2024	Delta Dental of Wisconsin	132.40
	Manual Check	Supplemental Billing	
draft	8/30/2024	BP Products of North America, Inc	2,320.86
	Manual Check	Fuel	
V2547	8/09/2024	Alpert, Lily	1,018.67
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2548	8/09/2024	Anderson, Jerrad	100.17
	Manual Check	Pay period 07/01/2024 to 07/31/2024	

General Checking

ALL Checks

Posted From: 8/08/2024 From Account:
Thru: 8/30/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
V2549	8/09/2024	Austin, Chase	2,579.07
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2550	8/09/2024	Bertges, Andrew	1,971.28
	Manual Check	Pay period 07/21/2024 to 08/03/2024	
V2551	8/09/2024	Birmingham, Thomas	644.41
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2552	8/09/2024	Blackwood, Thomas	46.17
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2553	8/09/2024	Brower, Lindsey	1,553.76
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2554	8/09/2024	Cain-Bieri, Theresa	2,004.94
	Manual Check	Pay period 07/21/2024 to 08/03/2024	
V2555	8/09/2024	Chomeau, Vinni	528.97
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2556	8/09/2024	Crowell, Andrew	1,693.26
	Manual Check	Pay period 07/21/2024 to 08/03/2024	
V2557	8/09/2024	Dauffenbach, Darrin	24.00
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2558	8/09/2024	Fairchild, John	1,443.69
	Manual Check	Pay period 07/21/2024 to 08/03/2024	
V2559	8/09/2024	Granner, Katherine	1,286.78
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2560	8/09/2024	Harris, David	694.70
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2561	8/09/2024	Harvey, Ella	116.36
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2562	8/09/2024	Heck, Jeffrey	1,206.97
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2563	8/09/2024	Houck, Mary	116.36
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2564	8/09/2024	Huberty, Colleen	1,304.11
	Manual Check	Pay period 07/21/2024 to 08/03/2024	
V2565	8/09/2024	Jarosz, Jeffrey	324.33
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2566	8/09/2024	Lancaster, Sara	46.17
	Manual Check	Pay period 06/01/2024 to 07/31/2024	
V2567	8/09/2024	Lengh, Robert	1,079.09
	Manual Check	Pay period 07/01/2024 to 07/31/2024	

General Checking

ALL Checks

Posted From: 8/08/2024 From Account:
Thru: 8/30/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
V2568	8/09/2024	Linczmaier, Kurt	1,770.84
	Manual Check	Pay period 07/21/2024 to 08/03/2024	
V2569	8/09/2024	Merkel, Jayson	1,926.56
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2570	8/09/2024	Merline, Linda	46.17
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2571	8/09/2024	Murre, Adrian	979.72
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2572	8/09/2024	Murre, Quentin	1,117.61
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2573	8/09/2024	Neu, Beth	704.02
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2574	8/09/2024	Neville, Jon	166.23
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2575	8/09/2024	Pothast, Michael	996.68
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2576	8/09/2024	Reetz, Laura	1,554.71
	Manual Check	Pay period 07/21/2024 to 08/03/2024	
V2577	8/09/2024	Reinert, Dustin	1,327.20
	Manual Check	Pay period 07/21/2024 to 08/03/2024	
V2578	8/09/2024	Reynolds, Stephan	181.14
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2579	8/09/2024	Roesch, Ryan	1,836.09
	Manual Check	Pay period 07/21/2024 to 08/03/2024	
V2580	8/09/2024	Selenica, John	1,774.52
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2581	8/09/2024	Sohns, Steven	1,031.91
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2582	8/09/2024	Thomas, David	166.23
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2583	8/09/2024	Thyssen, Travis	2,713.23
	Manual Check	Pay period 07/21/2024 to 08/03/2024	
V2584	8/09/2024	Volpe, Robert	761.56
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2585	8/09/2024	Weitman, Steven	720.77
	Manual Check	Pay period 07/01/2024 to 07/31/2024	
V2586	8/09/2024	Witalison, Travis	1,490.94
	Manual Check	Pay period 07/01/2024 to 07/31/2024	

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General Checking

ALL Checks

Posted From: 8/08/2024 From Account:
Thru: 8/30/2024 Thru Account:

Check Nbr	Check Date	Payee	Amount
V2587	8/09/2024	Witczak, Evan	764.47
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
V2588	8/09/2024	Witczak, Michael	635.05
	Manual Check	Pay period 07/22/2024 to 08/04/2024	
Grand Total			166,950.42

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Reprint Check Register - Quick Report - ALL

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General Checking

ALL Checks

Posted From: 8/08/2024 From Account:
Thru: 8/30/2024 Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND	100,385.36
Total Expenditure from Fund # 300 - DEBT SERVICES	23,322.85
Total Expenditure from Fund # 501 - DOCK FUND	42,630.21
Total Expenditure from Fund # 601 - AIRPORT FUND	612.00
Total Expenditure from all Funds	166,950.42

ALL Checks by Payee

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General Checking

Dated From:

From Account:

Thru:

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	8/30/2024	Associated Appraisal Consultants, Inc. september	1,308.33
	8/27/2024	Belco Vehicle Solutions lettering for office hours	25.60
	8/20/2024	COCO & KIKI INC cleats	320.00
	8/20/2024	Conway, Olejiniczak & Jerry, S.C. bluff ln, redman, blahnik, reg deeds	6,563.00
	8/30/2024	Door County IT back up, access managment, bitdefender	462.23
	8/27/2024	Door County Treasurer broadband mail list	873.67
	8/20/2024	Far Products, Inc suction hoses and pvc	698.00
	8/20/2024	Fire Safety USA life saver victim harness and clips	149.00
	8/20/2024	Impact Northeast WI monthly copier	50.00
	8/20/2024	La Vine's Ice Company, LLC	163.00
	8/30/2024	Laura Reetz mileage reimbursement, election and conf	362.81
	8/30/2024	Laurie Buske August	2,145.83
	8/20/2024	Macqueen Equipment scba flow test	1,800.00
	8/20/2024	Pier & Waterfront Solutions LLC sprin install	2,039.85
	8/27/2024	Reinhard Plumbing, Inc jet out bathrroms	870.00
	8/20/2024	Roger Ripley return bond, 3679 gibraltar rd	400.00
	8/20/2024	Sherwin Willaims Co. Paint for noble house annex	422.26
	8/20/2024	Summerset Marine Construction time an materials repair cleats and gate	5,433.00
	8/20/2024	The Boat House door County boat repairs and oil change	419.19

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ALL Checks by Payee

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General Checking

Dated From:

From Account:

Thru:

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	8/20/2024	Theresa Cain-Bieri admin mileage	153.43
	8/20/2024	Top Pack Defense 13913, glock flat trigger	99.99
	8/20/2024	Wisconsin Building Supply 2x12x10 treated	24.85
		Grand Total	24,784.04

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In Progress Checks - Quick Report - ALL
ALL Checks by Payee
General Checking

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Dated From:
Thru:

From Account:
Thru Account:

	Amount
<hr/>	
Total Expenditure from Fund # 100 - GENERAL FUND	16,105.34
Total Expenditure from Fund # 501 - DOCK FUND	8,678.70
Total Expenditure from all Funds	24,784.04