

**TOWN BOARD MEETING
2404 Park Road
May 11, 2026 at 6:00PM.**

Call to Order: The meeting was called to order by Town Chairman David Eliot at 6:00PM.

In Attendance to Establish Quorum: Town Chairman David Eliot, Sue Tishler, Paul Kordon, and Roberta Thelen. Peter Jacobs was absent.

Also in attendance were Town Clerk Haley Adams, Deputy Clerk Katie Virlee, Treasurer Dave Smith and 16 visitors.

Pledge of Allegiance

Verify Posting/Accept Agenda: Haley Adams verified the agenda was posted properly. Motion made by Paul Kordon to accept the agenda as presented. Second by Sue Tishler. Motion Carried.

Accept Minutes: Motion made by Roberta Thelen to accept minutes from the 4/6/26 Town Board meeting, and the 4/15/26 Special Town Board meeting. Second by Paul Kordon. Motion Carried.

Accept Treasurers Report: Motion made by Roberta Thelen to accept the written Treasurers Report as presented. Second by Sue Tishler. Motion Carried.

Citizen Input: None.

CLA 2025 Audit: Amber Drewieske was present from CLA (CliftonLarsonAllen LLP). She reported that in 2025 the Town was in good standings. She also stated there were no issues of “non-compliance”.

Motion made by Sue Tishler to accept the 2025 audit as presented. Second by Paul Kordon. Motion Carried.

Final Dredging Invoice, Iron Works Construction, LLC: The final dredging invoice presented by Iron Works Construction, LLC was for \$84,105.50. This amount included an additional \$8,337 above the original bid of \$279,500.00 for extra dredging material removed. The extra material was discovered after it was removed and hauled away. Because it was not approved by the Town prior, Iron Works Construction, LLC agreed to lower the charge of the overage to \$6,000. Moving forward it is understood that should Iron Works Construction, LLC be awarded any future dredging bids, material removed must be closely watched and calculated to avoid any unapproved overages. Town Engineer Skyler Witalison reviewed the final invoice, and recommends the Board approve the final payment.

Motion made by Sue Tishler to approve the final dredging invoice in the amount of \$81,767.50 which reflects the \$6,000 overage. Second by Roberta Thelen. Motion Carried.

Peninsula Pacers Event, request to use School Park: On behalf of the Peninsula Pacers, Ben Fitzgerald is requesting use of School Park as a Peninsula Century Spring Classic rest stop on June 20th from approximately 7am – 11am. Around 700 bike riders will be passing through this rest stop. The Peninsula Pacers would like to set up two 10 x 10 tents, 5-7 tables, 4 porta-potties, and barricades for bike storage. The Town as a rule does not rent out School Park. After discussion it was the consensus of the Board to grant an exception to the Peninsula Pacers as we have in years past, but to charge a fee consistent with renting the Recreational Park and Town Hall Auditorium.

Motion made by Paul Kordon to approve the use of School Park for the Peninsula Spring Classic on June 20th from approximately 7am – 11pm, and to charge a fee of \$350 for use of the space. Motion Carried.

Dave Eliot recused himself from discussion and vote on this agenda item.

Major Land Division Plat, Boreal Preserve: Jeff Lutsey is requesting support from the Town Board on a Major Land Division Plat on a 40-acre lot on Grove Road called Boreal Preserve. Currently it is considered a Minor Land Division and a Conservation Land Division, meaning approximately 60% of the land is in conservation. Converting it to a Major Land Division allows for more than 4 lots on this property in less than 5 years. His goal is to make multiple .5 acre lots to allow small homes for residents in Door County.

Motion made by Dave Eliot to approve the Major Land Division Plat, for Boreal Preserve as presented. Second by Sue Tishler. Motion Carried.

Marina-Entry Boot for Fuel Dispenser: Motion made by Sue Tishler to approve up to \$24,000 to refurbish the marina-entry boot for the fuel dispenser at the marina. Second by Paul Kordon. Motion Carried.

Fiber Update: Dave Eliot gave the following update on fiber:

- More homes continue to be hooked up to Bertram fiber and they are actively calling people.
- Our project has been divided into five zones for completion. Currently Bertram is working in zones one and two.
- To find out what zone you are in, residents are encouraged to call Bertram/DC Broadband directly.
- Weekly updates will now be sent out biweekly.

2026 Fireworks: The cost for fireworks has steadily increased over the last few years. After discussion it was the consensus of the Board to ask the Baileys Harbor Community Association to help offset the additional costs of the fireworks in addition to their fundraising efforts. BHCA Treasurer Steve Makovec will bring this forward for discussion at their next BHCA Board meeting.

Motion made by Paul Kordon to approve the 2026 Fireworks contract in the amount of \$30,000. Second by Roberta Thelen. Motion Carried.

Application for Producer Full-Service Retail Sales-McFleshman's Brewing Co., LLC: Motion made by Sue Tishler to approve the application for Producer Full-Service Retail Sales-McFleshman's Brewing Co., LLC. Second by Paul Kordon. Motion Carried.

Sexton Report: Town Sexton Mark Merrill reported on the Town Cemetery:

- There were three burials, four sights marked for monument companies, and five graves sold in 2025.
- Six graves that had collapsed were repaired.
- 2600 gallons of water was used.
- Eric Peil installed four drainage lines in Section C to help mitigate standing water, however there is still some standing water that occurs during the Spring. Because of this a burial needed to be postponed.
- Another trench will be installed from the shed on the woodside going down towards County Highway EE.
- The windstorm we had in August 2025 knocked down multiple large trees on the Catholic side and on the Baileys Harbor side. This has been clean up thanks to our Public Works crew and Peil Construction.

Amend Resolution #03-2022 Resolution Designating Public Depositories and Signer, Updating Signature Lines: Currently three signers are required on Town issued checks. It is difficult at times to obtain three signatures and still make timely payments. The Town would still be compliant by reducing the required signatures to two.

Motion to approve Amended Resolution #03-2022 Resolution Designating Public Depositories and Signer, Updating Signature lines. Second by Roberta Thelen.

Roll Call: Roberta Thelen – Aye, Paul Kordon – Aye, Dave Eliot – Aye, Sue Tishler – Aye. Peter Jacobs – Absent. Motion Carried.

Original Application for Short Term Rental – 8770 W. Meadow Road, #002-0307302822A1: Motion made by Sue Tishler to approve the original application for short term rental at 8770 W. Meadow Road, #002-0307302822A1. Second by Roberta Thelen. Motion Carried.

Original Application for Short Term Rental – 8259 Peil Lane, #002-0318302844M: Motion made by Sue Tishler to approve the original application for short term rental at 8259 Peil Lane, #002-0318302844M. Second by Roberta Thelen. Motion Carried.

Original Application for Short Term Rental – 2517 County Road F, #002-0319302811B: Motion made by Sue Tishler to approve the original application for short term rental at 2517 County Road F, #002-0319302811B. Second by Roberta Thelen. Motion Carried.

Amend Boat Launch Ordinance #01-2019: Motion made by Dave Eliot to amend Boat Launch Ordinance #01-2019, by increasing the forfeiture for violation of 2.1(1)(d) from \$50.00 to \$250.00. Second by Paul Kordon.

Roll Call: Roberta Thelen – Aye, Paul Kordon – Aye, Dave Eliot – Aye, Sue Tishler – Aye. Peter Jacobs – Absent. Motion Carried.

Toft House Update: Karen Berndt and Steve Makovec from the Toft House Preservation Group gave the following update:

- Quotes are being obtained to raise the Toft House and place a new foundation. They are hoping to get the foundation completed this Fall/Winter/Spring.
- They are still planning to submit a grant request to the Door County Community Investment Foundation for the second quarter of 2026.
- Visitor Center will open on Friday, May 22nd. They hope to be open seven days a week from 10am until 4pm.
- Professional cleaning of the Toft House has been started, and Mark Richards (Mr. Wildlife) has placed some traps and is monitoring the critter situation with success.
- The Baileys Harbor Historical Society has installed some new displays and there are more to come.

Set interview Date for Potential New Hire: May 27, 2026. Time to be determined.

Consent Agenda: Motion made by Paul Kordon to accept the consent agendas as presented. Second by Sue Tishler. Motion Carried.

Payment of Bills: Motion made by Dave Eliot to approve the payment of bills as presented. Second by Sue Tishler. Motion Carried.

Adjourn: Motion made to adjourn by Paul Kordon. Second by Sue Tishler. Motion carried and meeting adjourned at 7:15PM.

Submitted by,
Katie Virlee, Deputy Clerk