

AUGUST 4, 2025

The August 4, 2025 meeting of the Town of Gibson Town Board was called to order by Chairperson Steven Rahmlow at 6:30 p.m. at the Town Hall, 14920 CTH Q, Mishicot, Wisconsin. Pledge of Allegiance was recited and open meetings law compliance was verified.

Chairperson Steven Rahmlow, Supervisor Don Rabitz, Supervisor Duane Argall, and Clerk/Treasurer Linda Herman were present. Others in attendance: James Falkowski, Kelley DeGrand, Mary Zellner, Shaun Wendt, Gayle Lindenber, Mike Robinson, Richard Wegner, Allen Born and Representative Shae Sortwell.

Motion by Rabitz, second by Argall, to adopt agenda in any order. All voting aye by voice vote, motion carried.

Minutes of July 1, 2025, July 7, 2025 and July 21, 2025 meetings approved on motion by Argall, second by Rabitz. All voting aye by voice vote, motion carried.

Next regular meeting set for Tuesday, September 2, 2025 at 7:00 p.m.

Public Comment – Comments received from public on various subjects.

Building, Zoning & Culvert Permits – Clerk reported issuance of building permit to Marsha Guex, 3606 STH 147, Two Rivers, for a single family manufactured home. Argall reported Joseph Kurscheidt will be applying for a variance for property located at 1132 Hillview Road – Plan Commission will meet on August 13, 2025 and issue will be on September 2, 2025 town board agenda.

Town Board Reports – Board members reported on various small items handled during the month. Clerk presented financial reports, receipt of lease payment by Radtke Contractors, Local Bridge Improvement Assistance Program for 2026-2031 cycle, and project request information from WI Public Service and Bay Lakes. Representative Falkowski informed board that James Brey is the newly appointed county treasurer.

Snowplowing – Discussion. Bielinski Excavating will invoice town in November for \$5,000 prepayment of salt to start season. Poor quality of material recovered from MCK Customs, LLC was discussed – material will be used in best discretion of contractor.

Mary Zellner – Bridge Sign – Mary Zellner presented sign information she had researched for various options. Board advised her to proceed with 18” x 24” one double sided sign, keep cost under \$300.00 and bring bill to meeting in September.

Mishicot Area Ambulance Service –By-Laws – Rahmlow reported that by-laws are at the lawyer, personnel and financial matters are being reviewed and worked on, and discussion by ambulance board of potential raise of per capita of \$2.00 bringing town’s to \$14.00.

Andrew Mancheski Property – Nachtwey Road –Matter will be placed on September 2, 2025 agenda.

Cedar Springs Dairy, LLC – barn approval/Livestock Facility License/Expansion – Town received Notice to Adjacent Property Owners and Town Board regarding an application filed by Cedar Springs Dairy Farm, LLC. Steven Rahmlow provided information on the expansion project to add/complete structures for no more than an additional 250 cows. The town board has no opposition to the project and clerk will advise Manitowoc County Soil & Water Conservation Dept. of same.

Public Nuisance Ordinance Amendment – Proposed amendment was reviewed and discussed. Several changes regarding burning will be made in document and matter will be on September 2, 2025 agenda for adoption.

Recycling Center – Clerk reported on information from Wisconsin Department of Natural Resources regarding changes in administrative rules – a new sample ordinance from the DNR will be forthcoming to be compared to the town’s current ordinance, educational information to residents must be reviewed and distributed annually, and pounds per person collection standard will be eliminated. There was a short discussion on collection/handling of items and matter will be on September agenda.

Board of Review – update/discussion – A discussion was had with Representative Shae Sortwell regarding town's concerns on recent personal property tax changes, tower assessment elimination, levy loss and revaluation timing/cost. Under the current state budget, all towers are now exempt from taxation and not included on tax assessment roll and statutes regarding revaluation and timing of same require compliance. Clerk provided the 2025 change in equalized value of an additional \$13,774,900, or an increase of 7%.

Old Y Road Project – Short discussion. **Motion by Rabitz, second by Argall, to approve and execute Construction Administration and Observation Services – Old Y Road Resurfacing Project Agreement with Robert E. Lee. All voting aye, motion carried. Motion by Argall, second by Rahmlow, to approve and execute Agreement between Owner and Contractor for Construction Contract with Vinton Construction. Argall and Rahmlow voting aye by voice vote, Rabitz abstained. Motion carried. Motion by Argall, second by Rahmlow, to approve and execute Change Order No. 1 on Old Y Project. Argall and Rahmlow voting aye by voice vote, Rabitz abstained. Motion carried. Motion by Argall, second by Rahmlow, to approve and execute Notice to Proceed to Contractor. Argall and Rahmlow voting aye by voice vote, Rabitz abstained. Motion carried.**

ARIP Program – Discussion with Gayle Lindenberg of Robert E. Lee & Associates regarding future project. Preliminary items discussed were resurfacing, curb and gutter in several areas, inspection of driveway culverts, possible widening involving town land and timing of project.

Road Projects – Various/Updates – ROW tree issues, shouldering, ditch cutting – First cutting of ditches is complete. Culverts on Hillview, Twin Bridge, Jambo Creek and two on Old CC will be on September agenda. Argall presented updated Kewaunee County line striping quote to include Old Y. **Motion by Rabitz, second by Argall, to hire Kewaunee County Highway Department to complete line striping as shown on quotes for a total of \$2,661.00. All voting aye, motion carried.** Bridge inspection maintenance items will be on September agenda. Report of double arrow signs missing – Lyons/Harpt Lake and Highway 147/Hilltop Road. Rabitz had large stone removed from ditch on Nachtwey Road obstructing water. Clerk reported county Bridge Aid will be submitted this month.

Liquor & Operator Licenses – None.

Items for September 2, 2025 Agenda: ditch cutting, recycling center, public posting boards, public and items mentioned in these minutes.

Motion by Rabitz, second by Argall to pay all bills presented, including payroll liabilities. All voting aye by voice vote, motion carried.

Motion by Rabitz, second by Argall, to adjourn. All voting aye by voice vote, motion carried. Meeting adjourned at 8:59 p.m.

Linda S. Herman, Town Clerk