

Town of Phelps
Minutes - Special Town Board Meeting
Monday May 18, 2026, 3:00 pm
Phelps Town Hall, 4495 Town Hall Rd., Phelps WI

Present: Town Board Chair Steve Doyen; Town Board Supervisors Mary Ann (Mak) Holcomb, Maureen L Robinson, Steve Waier; Town Clerk/Treasurer Sheryl J Ward; Town Foreman Josh Hedberg.

Absent: Town Board Supervisor Jeremy Ryan

1. **Call Meeting to Order:** The meeting was called to order by Chair Steve Doyen at 3:00 pm.
2. **Roll Call/Quorum Call:** A quorum was present.
3. **Pledge of Allegiance:** Recited
4. **Verification of Public Notice by Town Board:** Clerk-Treasurer Ward reported that on Thursday, May 14, 2026, the agenda was posted at the Phelps Town Hall/Community Center, Phelps Post Office, and Phelps Convenience Center, published on the Town website, and emailed to the Vilas County News Review.
5. **Correspondence & Communications:** None

Discussion/Action on Agenda Items:

6. **Open, and possibly award, bids for Epoxy Floor Coating at the new Department of Public Works (DPW) building:** Bids were opened in alphabetical order.

Bid Summary

- **Fortress Floors - Total Bid: \$84,096.00**
 1. Truck Bay: \$40,560.00
 2. Wash Bay: \$7,056.00
 3. Machine Bay: \$20,280.00
 4. Maintenance Bay: \$16,200.00
- **Legacy Concrete Coatings - Total Bid: \$130,243.68**
 1. Truck Bay: \$62,817.30
 2. Wash Bay: \$10,927.98
 3. Machine Bay: \$31,408.65
 4. Maintenance Bay: \$25,089.75
- **Lake Effect Coatings - Total Bid: \$75,960.00**
 1. Truck Bay: \$33,800.00
 2. Wash Bay: \$11,760.00
 3. Machine Bay: \$16,900.00
 4. Maintenance Bay: \$13,500.00
- **Patriot Epoxy - Total Bid: \$77,088.00**
 1. Truck Bay: \$37,180.00
 2. Wash Bay: \$18,590.00
 3. Machine Bay: \$14,850.00
 4. Maintenance Bay: \$6,468.00
- **Steinbrecher Coating Solutions, Inc. - Total Bid: \$85,000.00**
 1. Truck Bay: \$40,000.00
 2. Wash Bay: \$8,000.00
 3. Machine Bay: \$20,000.00
 4. Maintenance Bay: \$17,000.00

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○ **Taza Construction - Total Bid: \$163,987.20**

1. Truck Bay: \$79,092.00
2. Wash Bay: \$13,759.00
3. Machine Bay: \$39,546.00
4. Maintenance Bay: \$31,590.00

Discussion: Holcomb asked whether bidders were required to provide a completion date. Waier responded that they were not and said the selected contractor would need to coordinate timing with Hedberg.

Hedberg asked the Board to review any fine print related to possible deployment charges if a contractor would need to make multiple long-distance trips. He also noted that a 2- to 5-year warranty is typical in the industry and that if problems occur, they generally appear within that time frame. He cautioned the Board to review the fine print in any “lifetime warranty” language.

Holcomb asked whether a heated floor would have any detrimental effect on the coating. Hedberg stated that heated floors are actually better for adhesion, based on a conversation with a bidder.

Motion: Doyen moved to accept the **Patriot Epoxy** bid from Eagle River of **\$77,088.00** as a complete bid.

Second: Robinson.

Discussion Summary: The Board stated that it did not consider the lowest bid from Lake Effect Coatings to be complete because the bid did not include references, and the bid referenced “unknowns” that could increase the total cost.

Clerk Note: After further review, the statements about references and “unknowns” are incorrect. The Lake Effect Coatings bid did include references, and the “unknowns” language appeared in the Fortress Floors bid. A Special Town Board Meeting to resolve this issue will be held Thursday May 21, 2026.

All present voting aye. Motion carried.

7. Consider/Approve the Appointment of Mary Ann (Mak) Holcomb to the Community Development Authority (CDA) as a Town Board Representative, term to run concurrent with Town Board term –

Motion: Waier moved to approve Mak Holcomb as Town Board Representative to the CDA.

Second: Robinson. All present voting aye. Motion carried.

8. Adjournment: Meeting adjourned at 3:39 pm.



Sheryl J Ward, Clerk/Treasurer

Note: These Minutes are subject to approval by the Town Board and the next Regular Town Board Meeting.