

# **PIERS, HARBORS & LAKEFRONT COMMITTEE**

## **THURSDAY, JULY 28, 2016 AT 6:00 P.M.**

### **CITY HALL, CONFERENCE ROOM 2A**

The meeting was called to order by Chairman Skates at 6:00 p.m.

**Roll Call.** Present: Aldermen Skates, Howell, and Kordus. Absent: Aldermen Hedlund and Chappell. Also Present: City Administrator Oborn, Harbormaster Gray, Mayor Kupsik and Kent Martzke.

**Howell/Kordus motion to approve Minutes from June 30, 2016 as prepared and distributed.** Motion carried unanimously.

**Comments from the public limited to 5 minutes.** None.

#### **Harbormaster's Report**

Harbormaster Gray discussed beach revenue for 2016 versus 2015. It was at almost \$242,000 versus \$168,000 for last year. They are on pace to have a record year. The current record is around \$350,000 in 2012. Mayor Kupsik stated in the future any repairs that need to be taken care of need to get on a to do list so they aren't neglected. Mr. Gray noted at the end of the season staff gives a list to the Street Department of items that need to be repaired prior to the next season. Mr. Gray noted we will be advertising the Riviera in the bridal issue of a number of publications. Mr. Skates asked if we go to trade shows to advertise. Mr. Oborn said no. Mayor Kupsik stated he wasn't aware there was an advertising budget that wasn't being utilized.

#### **Update/Discussion/Recommendation on Gage Marine notice of intent to exercise renewal option for Pier Lease/License Agreement**

Mr. Oborn explained in 2012 they came to the City and there is an option of extending to 2040. It is in pieces, so they have to notify the City 90 days in advance. They gave the notice well in advance to make sure they meet the requirements for extending it to 2022. A rate increase is already in there. Mr. Oborn stated the City Attorney advised the City should send a letter stating we have received their letter of intent. We want to make sure there is a copy of their insurance on file. Mayor Kupsik stated in the past this was always a no bid contract. It automatically goes to Gage Marine. Mr. Kordus added there isn't an option to do anything until 2040. Mr. Skates wondered if Gage Marine really is responsible for the striping of the parking stalls in the lot and signs for the two stalls referenced in the contract. Mayor Kupsik confirmed they do.

Kordus/Skates motion to accept the intent from Gage Marine to exercise their renewal option and have the City Administrator notify them that we have received their letter and verify insurance. Motion carried unanimously.

#### **Update/Discussion/Recommendation on Riviera grounds brick maintenance**

Mr. Skates feels it is something that needs to be discussed with Tom and Neil of the Streets Department. The old Riviera maintenance is going out. He is looking ahead to make some changes and get them in the pipeline. He suggested softer blades. He noted the bricks with verbiage on them are already rising up and chipping. Mr. Kordus questioned if the Beautification Committee should handle this. Mayor Kupsik said they are not going to. Mr. Kordus said they are selling the bricks and taking the money and we have to maintain them. Mr. Skates said they were footing the bill for a lot of other items. Mayor Kupsik added he attended the last Beautification Committee meeting. He stated their feeling about this is they generate a lot of money in donations and they do what they can do to beautify the city. They are not in it for the maintenance. Mr. Kordus said they donate it to us and then we have to keep it up which goes on to the taxpayers. He thinks they need to maintain what they put in. Mayor Kupsik said he doesn't think that is going to happen. Mr. Skates asked if the City has a representative on the Beautification Committee. Mayor Kupsik said it was him. Mayor Kupsik said based off of conversations he has had, they are adamant that they get the donations to enhance the city and at some point the city has to maintain it all. Mr. Howell said we don't have to accept it if maintaining it is a problem. Mr. Skates said he sees the generosity and intent in this. He stated perhaps they should find out how much maintenance really costs. Mr. Oborn said there was another

position hired in Public Works. Mr. Skates suggested Mr. Oborn reach out to Todd and Tom. Mr. Kordus questioned if the Beautification Committee tells people how long the bricks will be there when they are put in.

**Update/Discussion/Recommendation on Elmer's Pier Project including electrical and winter aerating to prevent ice damage**

Mr. Oborn updated that the electrical is done and looks good. In the past aerating has not been done perhaps over worry of the affect it would have by the boat launch where people drive on the lake. This will help maintain the pier. He recommends doing the aerating. Mr. Kordus asked what the cost of that would be. Mr. Oborn answered that it is minimal. He stated he can come back with a cost on that. Mayor Kupsik added if we are going in that direction, he wants to use something significant that is not going to freeze up. If anyone is worried about parking, that area can be blocked off. This will prolong the life of the pier and it is in our advantage to do that. Mr. Oborn said we don't aerate the lagoon areas but they do have to be pushed back each year. This one hasn't been done and all the other piers that stay in are aerated. The rest are removed annually. This could be removed but there is the electrical and the shack issue. Mr. Skates asked if this will cause people to go through the ice in the winter. Mr. Oborn said that may have been the theory as to why it was not done in the past. Mayor Kupsik added Williams Bay, Linn and Fontana were thinking about putting up signage on the lake for the wintertime to keep people away from parking on the lake. We can't close the lake off, but we can put up signage that would be universal around the whole lake.

**Update/Discussion/Recommendation on signage for the east side of the Riviera to not feed the waterfowl**

Mr. Kordus said he is not a fan of putting more signage down at the beach. There are enough signs as it is. The consensus was to leave this for now and it can be brought back up if need be.

**Update/Discussion/Recommendation on Riviera Concourse Lease vacancy**

Mr. Oborn noted the listing has been done, and we have the relationship with Mark Larkin of Keefe Real Estate. He has a sign in the window at the location. He also has it advertised in the Lake & Country magazine. There haven't been any responses on it yet. Mr. Oborn said he will keep this on the agenda so it can be discussed monthly. We will continue to advertise, but we figure no one is really going to be looking at it for this year. Mayor Kupsik asked if the space should be split in half to be more appealing. Mr. Kordus said we should wait. Mr. Oborn noted another tenant is considering selling their space. Mr. Skates said he would love to see higher end businesses go in there.

**Agenda items for next meeting**

Mr. Oborn stated we will bring back the brick issue. Mayor Kupsik said to put the signage for the east side of the Riviera to not feed the waterfowl back on. Mr. Oborn added he will bring back a cost for the aerating.

**Adjournment**

Kordus/Skates motion to adjourn at 6:36pm. Motion carried unanimously.

/s/ Stephanie Gunderson, Assistant City Clerk

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