

PIERS, HARBORS & LAKEFRONT COMMITTEE
THURSDAY, SEPTEMBER 3, 2015 AT 6:00 P.M.
CITY HALL, CONFERENCE ROOM 2A

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

Roll Call. Present: Aldermen Hedlund, Wall, Kordus, and Hill. Absent: Alderman Chappell. Also Present: City Administrator Oborn, Harbormaster Gray, City Attorney Draper

Hedlund/Kordus motion to approve Minutes from July 23, 2015 as distributed. Motion carried 4 to 0.

Comments from the public limited to 5 minutes. None.

Harbormaster's Report

Harbormaster Chuck Gray explained this has been one of the worst years for the beach in a long time; however, August has been considerably higher at \$317,000. If there is another good weekend, it could probably move into the #2 spot for the history of the beach. The biggest year was almost \$368,000 in 2012. Launch income is about the same as it was last year give or take a little bit. The Riviera continues to be one of the busiest spots in town for weddings. There were 4 weddings scheduled for Labor Day weekend. There are only two weekend days in September that are not booked, and those are Sundays. There will also be a corporate event on a Thursday. Alderman Hill asked who the cleaning crew is. Mr. Gray answered it is the Street Department. Alderman Wall asked if Mr. Gray has any idea how many resident beach passes were sold this season. Mr. Gray answered it is listed as local passes, so it was people that came to the beach with a pass rather than who purchased one. Alderman Hill noted she was disappointed the beach was closed the week leading up to Labor Day weekend. Mr. Gray stated all the beaches around the lake were closed. Ms. Hill asked what the contract said. Mr. Gray explained if you do not have a guard for the beach, you cannot charge admission. She said there is a challenge with our businesses shutting down in the off season. If we want to be a premier resort destination, we need to at least be running Memorial Day to Labor Day weekend. Every business has the exact same problem; everyone is seasonal and is running on skeleton crews. She said she wants people at the beach and wants them collecting money. Ms. Hill stated she would like this item on the next agenda.

Beach Use application filed by Deb Border Ministry Asst/Ofc. Mngr. for Mt. Zion Christian Church to use the Riviera Beach on September 20, 2015 from 8:30am to 2:30pm for the Mt. Zion Christian Church Beach Baptism Picnic

Alderman Hill asked if the beach would be blocked off and not allow anyone else to access it. Harbormaster Gray said they may have a cornered off area. Mr. Wall said the beach is still accessible. Ms. Hill asked if the Street Department has to come down and set up barricades or anything else.

Hill/Hedlund motion to approve. Motion carried 4 to 0.

Discussion/Recommendation on pier maintenance including repairs, painting and replacement for the City's various piers

City Administrator Oborn reviewed a map he distributed to the committee. He explained the launch pier is in fairly good condition, and it is a seasonal pier. An advantage of the seasonal piers is they get inspected at the time they are pulled out. The downside is there is the expense of pulling them out and putting them back in. The canal pier, or lagoon pier, as it is sometimes called, was estimated at \$649 for board replacement. Mr. Oborn stated that amount is within his authority, so he will approve it and get it done sooner rather than later. Mr. Hedlund asked if anyone in Public Works or the Street Department that could do the repair. Mr. Oborn said he could look at that in the future. Mr. Gray explained it is more than just replacing a board. It is a catwalk cut around the pier post that has to be driven into the ground in the lagoon. Mr. Oborn said a nice thing is they pull it out and look underneath to see if there are any issues. He would like to work toward a maintenance contract

with someone. The Elmers pier is a full replacement. It is badly in need of repair. The lease is through 2023. We have a commitment to maintain that. Alderman Hill asked about the shack. Mr. Oborn believes it is still being evaluated. He noted if the City takes responsibility and does the repair, that part of the lease should be renegotiated. Gage Marine gave an estimate of \$42,000 and an estimate of \$2,600 for drawing specs which will be needed to go out for bid. He does not have to bid the spec services so he would recommend authorization to go ahead and use them to draw the specs and then direct Mr. Oborn to do the bid. He has looked at the issue of pulling it in and pulling it out, making it seasonal. The preference was to keep it as a permanent pier. The construction price really does not change. It might be increased as the aerating services may need to be improved. This is done in house. Mr. Gray noted that aerators are dropped off the piers to keep the water moving so ice does not build up around the piers. Ms. Hill noted this was not an official bid from Gage; it is just a ballpark view of what would need to be done. Mr. Oborn said yes, he asked them to give him something for budget purposes. Ms. Hill questioned if they would write the specs for the bid and then it would go out to bid out of City Hall. Mr. Oborn said yes.

Hill/Hedlund motion to instruct City staff to move forward working with Gage Marine on the specs for the replacement of Elmers pier and going out to bid. Motion carried 4 to 0.

Alderman Hill asked when the minor Gage repairs will be done and if they were within the City Administrator's authority. Mr. Oborn noted they were within his authority. Alderman Kordus asked if the funding for this would come out of Lakefront. Mr. Oborn said yes. He thinks it is part of the budget process. He hopes to get information from Gage Marine. The maintenance schedule is up and down. Ms. Hill asked if we were hoping to get under a maintenance contract and go out to bid for that. We are just going to work at status quo for this year but hopefully we will be under contract for next year. Mr. Oborn explained the east Riviera boat slip pier which was called the gas pier in the report, has a number of boards that need to be repaired for \$1,500. He is going to recommend the repairs there as well as painting. Alderman Wall stated he agrees and feels someone should be doing inspection of the piers regardless of if they are pulled or not on a yearly basis. Mr. Oborn noted the parking pier and two Gage piers were grouped for one bid. The repair for all three came in at \$1,300. The parking pier is in good condition, there are just a few minor boards to be replaced. The middle pier is in good condition. The west fingers pier is the one that is the problem. It really could be replaced now as the boards are all split up. His recommendation is to patch a couple of boards that are really bad and look at it next year or the year after. Mr. Oborn stated he did not have an estimate for that yet. Mr. Kordus asked if there would be any advantage to doing them together. Mr. Oborn does not know if there is a huge mobilization for these types of projects. Mr. Kordus said he would like to know what the cost is to see if they should be bid out together or separate either this year or next. Mr. Oborn said he could come back with an estimate on the fingers west pier. Mr. Oborn suggested at the end of the year making it a habit to do a walkthrough of the piers and do a report on the findings. Alderman Hedlund asked if there will be a problem with a painting contract. He asked where the piers go when they come out. Mr. Gray said the beach and down on the dinghy ramp. Mr. Hedlund stated it seems getting a painting contract may be an issue as it is almost impossible to paint them when they are in. Mr. Oborn said some are permanent. The Elmers pier and gas pier are permanent and painted. Mr. Gray noted Gage Marine currently does the painting but they do not want to do it anymore. They suggested we get a pier painting contractor to do all the piers. It is probably more cost effective and does not tie up their resources. Mr. Oborn said he can come back with an estimate for the west fingers pier. He noted the swim piers are seasonal and are inspected when they are pulled out. Mr. Oborn stated the west boat slip pier is also a seasonal pier as well. The west fishing pier is assessed as fair. Mr. Gray said it should be ok. Mr. Oborn explained the state is leaning toward pushing people toward slips.

Discussion/Recommendation on Riviera building maintenance and repairs including steps, railings, windows, doors, etc.

Mr. Oborn explained there are a few chipped and cracked areas on the steps. Mr. Oborn said he will get estimates and try to get them repaired. If approval is needed, he will bring it back. Ms. Hill asked if Public Works would be involved. Alderman Kordus explained unless the Street Department is involved, which they

probably will not be, then Public Works would not be involved. Mr. Wall asked in the past on pier maintenance and had never received them. He assumed it went to Public Works. Mr. Oborn said if it gets too convoluted, he will bring the item to both. Mr. Oborn noted the railings are not looking good. They are fairly sturdy but there are rust spots. The doors have been damaged by the sun. They have varnish on them but an expert should take a look. Mr. Gray said the doors need to be professionally done as they were refurbished when the upstairs of the Riviera was remodeled. Mr. Oborn reiterated if he can do it within his authority, he will. Alderman Hedlund said he hoped these items could be lumped together on an estimate. Upstairs windows need to be cleaned. The Public Works staff does the inside. A number of windows have broken seals. The bar countertops need to be replaced. The roof is complicated. Mr. Gray said it was done and the flashing was replaced by the four peaks but the leaks are not occurring where those peaks are. It only happens when the wind comes from the southwest. He said a roofer would have to look at it. Mr. Oborn said the floors need to be done annually. Mr. Wall asked if Mr. Oborn was planning on getting some prices on that for budget season. Mr. Oborn said yes. Mr. Gray said the floor is done every January. Mr. Hedlund asked if that has to be a bid. Mr. Gray confirmed that it is and is done every year. Mr. Kordus questioned if there would be any economies in bidding that out for a 2 or 3 year contract as opposed to annually.

Closed Session

Hedlund/Hill motion to go into Closed Session pursuant to Wisconsin Statutes 19.85 (1)(e) for purposes of conducting other specified public business, whenever competitive bargaining reasons require a closed session for negotiations on the various Riviera concourse and pier leases and allow City Attorney Draper, City Administrator Oborn and Harbormaster Gray to remain at Closed Session.

Roll Call: Hedlund, Wall, Kordus, Hill all voted "yes." Motion carried 4 to 0.

Committee entered into Closed Session at 6:42pm.

Return to Open Session

Hill/Hedlund motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and make recommendations on any items discussed in closed session

Roll Call: Hedlund, Wall, Kordus, Hill all voted "yes." Motion carried 4 to 0.

The Council reconvened in open session at 6:45pm.

Hill/Hedlund motion to instruct staff to gather more information on lease rates and come back to the next Piers, Harbors & Lakefront meeting. Motion carried 4 to 0.

Discussion of agenda items for next meeting

Alderman Hill suggested lifeguards and beach closings. Alderman Kordus noted the leases. Mr. Kordus asked if there will be any updates on the Riviera maintenance. Mr. Oborn said he may have some information.

Adjournment

Hill/Kordus motion to adjourn at 6:46 p.m. Motion carried 4 to 0.

/s/ Stephanie Gunderson, Assistant City Clerk

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED
BY THE PIERS, HARBORS AND LAKEFRONT COMMITTEE**