



**PIERS, HARBORS & LAKEFRONT COMMITTEE  
WEDNESDAY, FEBRUARY 19, 2020 – 5:30PM  
LAKE GENEVA CITY HALL, CONFERENCE ROOM 2A**

**AGENDA**

1. Meeting called to order by Chairman Skates
2. Roll Call
3. Approval of Minutes from January 15, 2020 meeting as prepared and distributed
4. Comments from the public limited to 5 minutes, limited to items on this agenda
5. Harbormaster's Report
  - a. "Clean Boats, Clean Water" Initiative
  - b. Lake Front Piers Status
6. MSI Update related to the Riviera project
  - a. State Historic Preservation Office Update
  - b. Riviera Fund Raising Options
  - c. 2020 Riviera project Update
  - d. Update on 1st floor plans for the Riviera building
7. Discussion regarding market at the Riviera during off season
8. Discussion regarding expanding monitoring of City's Boat Launch; including possible hiring of additional staff and/or installation of surveillance cameras
9. Discussion/recommendation regarding grant funds for additional Lakefront staff from GLEA
10. Discussion / Recommendation regarding extension and amendment to Commercial buoy and slip leases with Gage Marine and Lake Geneva Boat Line
11. Adjournment

*This is a meeting of the Piers, Harbors & Lakefront Committee.  
No official Council action will be taken; however, a quorum of the Council may be present.*

cc: Aldermen, Mayor, Administrator, Harbormaster, Media

**PIERS, HARBORS & LAKEFRONT COMMITTEE MINUTES  
WEDNESDAY, JANUARY 15, 2020– 5:30PM  
CITY HALL, CONFERENCE ROOM 2A (UPPER LEVEL)**

**Members:** Chairperson Doug Skates, Shari Straube, John Halverson, Rich Hedlund and Tim Dunn

**Meeting called to order:**

Meeting called to order by Chairman Skates at 5:30 pm

**Roll Call:** Chairperson Doug Skates, Rich Hedlund, Shari Straube and Tim Dunn.

Absent: John Halverson

**Approval of Minutes:** Straube so moved to approve the minutes of December 18, 2019, Hedlund seconded. Motion carried 4-0

**Comments from the public limited to 5 minutes, limited to items on this agenda**

Harbormaster Linda Frame shared with the committee various concerns from the 1<sup>st</sup> floor retail tenants of the Riviera that were expressed to her. Concerns expressed included the new layout / configuration of the first floor and how it may impact the ability to operate their businesses. Several tenants have expressed a desire for a five-year minimum lease, once the renovations are complete.

George Zimmerman expressed his concerns over the most recent boat slip and buoy wait list published on the city's website. Zimmerman presented the committee with a packet of information related to the topic.

Carol Zimmerman addressed the committee on the most recent boat slip and buoy wait list published on the city's website and her thoughts on the need to modify the approved list.

Sean Payne addressed the committee on expanding the use of the Riviera building during the winter season to create more events for the public such as farmers' markets.

Kent Martzke of Lake Geneva Boat Company addressed the committee on his interest to see new commercial leases that would run for three to five years in duration

Terry Johnson of Marina Bay Boat Rental addressed he committee to express his interest in a commercial lease that would also run three to five years.

**Harbormaster Report:** Harbormaster Linda Frame reported on a Beach Pass payment app that is being considered for use during the 2020 beach season. This test program would be done at no expense to the city and would assist in reducing wait times to purchase beach passes. Other possible uses for the same app are being looked at as well. It was the consensus of the Committee to have the Harbormaster pursue the topic and to provide any related documents to the city attorney for his review.

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**Discussion / Recommendation regarding extension and amendment to Commercial buoy and slip leases with Gage Marine, Marina Bay and Gage Marine.**

Chairman Skates distributed various information to the committee members concerning current boat slip and buoy rental fees charged by the city. General discussion among the members as to how they would like to address future contracts (which would begin in 2021). Additional discussion took place among committee members as well as conversation with the commercial operators present.

It was consensus of the Committee to instruct Administrator Nord to move forward on a new contract with Marina Bay that would be for years 2021-2023 with buoy rates that will mirror the non-resident property owner rate being charged at the west end pier. Wording is to be added to the lease that prohibits the commercial operator from subleasing any of the buoys.

In regard to Gage Marine and Lake Geneva Boat Line; Chairman Skates said he would meet with the Finance Director and the City Administrator to draft proposes leases for years 2021-2023. More discussion on this topic at the February committee meeting.

**Discussion / Recommendation regarding Pay Request #1 to MSI General for the Riviera Restoration Project in an amount not to exceed \$17,274.80.**

After committee review and discussion of the invoice, Hedlund so moved to approve payment of Pay Request #1 in the amount of \$17,274.80, seconded by Skates. Motion carried 4-0

**MSI Update related to the Riviera project**

**State Historic Preservation Office Update;** Adam Wolfe of MSI reported that the proposed lower window sills on the first floor of the Riviera would be unacceptable to the State Historic Preservation Office (SHPO). Wolfe recommended holding off on a decision on the first floor windows until a later date, since this would be a 2021 project. The delay would allow for additional discussion with SHPO.

**Riviera Fund Raising Options:** General discussion was had about having the Sweeney Group come to a future committee meeting to discuss options for fund raising. MSI will reach out to the Sweeney Group.

**Riviera Roof:** Dave Luterbach reported that the roof tiles will physically be delivered to the Riviera site around February 10, 2020.

**Riviera Windows:** MSI reported that the windows for everything, except the first floor has been ordered.

**Riviera ACM and Lead Paint Survey;** Dave Luterbach (MSI) recommended to the committee to accept the project bid from Integrity as a cost of \$4,940 for all work scheduled to be done in 2020. Hedlund so moved to hire Integrity at a cost of \$4,940 for ACM and Lead Paint remediation. Dunn seconded. Motion carried 4-0.

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Anne Krogstad (MSI) presented the committee with updated 1<sup>st</sup> floor plans for the Riviera building. MSI provided updated images of the window colors and also reviewed the renovation goals for renovation seasons in 2020 and 2021.

**Discussion regarding expanding monitoring of City’s Boat Launch; including possible hiring of additional staff and/or installation of surveillance cameras.**

Hedlund so moved to table this discussion until the next Piers meeting, Straube seconded. Motion carried 4-0.

**Adjournment:**

Tim Dunn so moved to adjourn at 7:32 pm, second by Hedlund. Motion carried 4-0.