

SPECIAL PIERS, HARBORS & LAKEFRONT COMMITTEE

WEDNESDAY, MAY 24, 2017 AT 5:00 P.M.

CITY HALL, CONFERENCE ROOM 2A

The meeting was called to order by Chairman Skates at 5:30 p.m.

Roll Call. Present: Aldermen Skates, Howell, Flower. Absent: Alderman Hedlund, Kordus. Also Present: Mayor Kupsik, City Administrator Oborn, Director of Public Works Earle, and Harbormaster Gray. Public Present: Kent Martzke, Grace Eckland

Howell/Skates motion to approve Minutes from March 15, 2017 as prepared and distributed. Motion carried 3 to 0.

Comments from the public limited to 5 minutes. None.

Harbormaster's Report

Harbormaster Gray noted all the buoys and slips are leased out with the acceptance of 1 in the lagoon. 2018 bookings for the Riviera are going well. A few more have been booked for 2017 as well. The bookings are down from last year though. He attributed that to the rates being raised 33%, the front of the Riviera being torn up last summer which made it not show well, and that barns have become very popular for weddings. Ms. Flower questioned why the City does slips and buoys. Mr. Skates said it would clutter up the view. Ms. Flower requested this item be put on the next agenda and the City Administrator report on if there is any history on this. Mr. Gray added the paddleboard racks are all filled and there is a waitlist as well.

Discussion/Recommendation on an application filed by the Lake Geneva Beautification Committee Inc. to reserve the Riviera Ballroom and Plaza on Sunday, July 2, 2017 from 10:00am to midnight for the Driehaus Family Plaza Dedication Ceremony with request to waive all fees excluding the security guard fee

Grace Eckland, President of the Lake Geneva Beautification Committee Inc., stated they are having the dedication because there has been a major upgrade to the Driehaus Plaza.

Howell/Skates motion to approve with waiver of fees.

Mr. Skates questioned if the fee to be waived is the \$400 non-profit rental fee for the Riviera Ballroom. Mr. Oborn said that was correct. He added they are willing to pay for a security guard, so they will just be billed for that. Director of Public Works Earle stated they will pay for parking in the parking lot but the plaza is not historically rented out. Ms. Eckland said they are considering using the parking lot behind the Brunk pavilion in Flat Iron Park from 11:00am to about 4:00pm. Mr. Skates said he is concerned about tying up that lot as it is the 4th of July weekend and there is an event in Flat Iron Park on that day as well. Ms. Flower would like consistency with regard to waiving or charging fees. Mr. Earle stated with Public Works they look at how much events will cost them to get things ready. He stated there won't be a lot of work for this specific event.

Motion carried 2 to 1 with Ald. Flower voting "no".

Discussion/Update/Action/Recommendation on Riviera Building Improvements including Condition Assessment & Preliminary Design

Bill Henry of Kehoe-Henry & Associates noted there is a lot of information so it may be advantageous to hold a special meeting for this item alone. Mr. Skates agreed it may be a good idea and requested an abbreviated version for this meeting. Mr. Henry gave a presentation of all the recommended repairs needed to the Riviera building. Mr. Howell stated they need to decide if they want the Riviera or not. If they want it, it has to be repaired. He questioned if TIF is a possibility or if it could be called a convention center which would allow for room tax funding. Mr. Oborn said it would be eligible for room tax dollars. It was noted that this item would have to go to referendum. The committee decided to move this item to a special meeting on Wednesday, June 28th.

Discussion/Recommendation on Amending Pier Lease Agreement with Lake Geneva Boat Line, Inc. to include additional parking in the Riviera Drive with corresponding rent increase for additional space

Mr. Oborn spoke with the Police and Fire Departments and they have concerns as it is closer to the road. He believes there was a parking spot years ago but must have been lost as Gage Marine has 2. Mr. Oborn recommended denying this item or getting more ideas. Ms. Flower questioned why he would have a special parking spot when other Riviera tenants do not. She also questioned how Gage Marine got theirs. Kent Martzke stated he has 18 boats and 8 wave runners currently. He has to be available. If something happens, he has to park where everyone else does which takes a lot of time to get to his business. He is willing to pay for an unutilized place. Mr. Earle stated they do not have an issue with it from a Public Works standpoint except they are worried about the dumpsters. He stated the Fire Chief has concerns as well as the spot is sticking out from the wall of the dumpster. Mr. Martzke stated it is the same length as all the parking stalls. He is willing to do what it takes to make this happen. Currently they are parking the stalls full on Wrigley Drive. When he goes on a service call, he has an employee move their car. They take up 6 spots downtown. Ms. Flower doesn't see the justification for this.

Skates/Howell motion to continue this item to the next meeting. Motion carried 2 to 1 with Ald. Flower voting "no".

Discussion/Recommendation on Lakefront Capital Projects including:

a. Beach Wall Replacement and/or Relocation

Mr. Earle presented options for the beach wall replacement and/or relocation.

Flower/Skates motion to continue to next month so they can have a better understanding of what the revenue increase would be annually per square foot for each alternative. Mr. Skates would like to know how many additional bodies would be allowed and how many can fit in there now. Motion carried 3 to 0.

b. Beach Wood Decking Replacement with Concrete Path

Mr. Earle stated this would last longer and would be more ADA accessible. Ms. Flower discussed alternative options that she saw in Florida.

Howell/Skates motion to approve as presented. Mr. Earle said he would look at prices for the mats. Motion carried 2 to 1 with Ald. Flower voting "no".

Discussion/Recommendation of Lakefront Fund Equipment Replacement and Capital Project Plans

Mr. Oborn listed a number of items that he added to the calendar for replacement. He looked at the piers and stated they are replaced as they go and are a part of the operating budget. There was discussion of other items that will be coming up in the future.

Agenda items for next meeting

The committee will discuss all of the continued items as well as potentially converting buoys to slips.

Howell/Skates 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 leases to include City Administrator and Mayor

Roll Call: Howell, Skates, Flower vote "yes". Motion carried 3 to 0 to go into closed session at 7:42pm.

Howell/Skates 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: Howell, Skates, Flower vote "yes". Motion carried 3 to 0 to return to open session at 7:51pm.

Skates/Flower motion to send to Council as discussed in closed session. Motion carried 3 to 0.

Adjournment

Howell/Skates motion to adjourn at 7:52pm. Motion carried 3 to 0.

/s/ Stephanie Gunderson, Assistant City Clerk

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