

PIERS, HARBORS & LAKEFRONT COMMITTEE

WEDNESDAY, JUNE 21, 2017 AT 5:30 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, Director of Public Works Earle, Park Manager Mullally and Harbormaster Gray. Public Present: Kent Martzke

Howell/Skates motion to approve Minutes from May 24, 2017 as prepared and distributed. Motion carried 3 to 0.

Comments from the public limited to 5 minutes. DPW Director Earle noted the water testing at the Riviera Beach that is done regularly each summer season has been way under the maximum limits acceptable for E Coli, etc. for each of the 3 times tested so far this season.

Harbormaster's Report

Harbormaster Gray noted Riviera bookings for all of 2016 were approximately 80 and this year we have only 41 with perhaps 2 or 3 more expected. The good news is that 2018 bookings are at 33 to date, and we continue to get many calls. He stated the increase in ads in The Lake magazine has helped to get us an increase in bookings and that just one booking pays for the advertising. Ald Skates would like to know, for every inquiry, how the person found out about the Riviera and to be updated here every few months.

The Harbormaster advised as of June 19th the beach revenue is \$73,410 and last year for the same period was \$79,976. It is down but bad weather this year is a consideration.

Mr. Gray noted some minor vandalism at the dinghy ramp adjacent to the West Pier. A report was made to our Police Department which has recommended we consider placing some cameras in the area.

Further discussion ensued with Ald. Skates stating there are people fishing off the West Pier, sunbathing on the pier and in the boats being moored, tarps being lifted and sunbathers on the pier and obstructing the walkway. He noted litter and cans strewn about as well. He would like to see if we can place a gate on the pier with lessors using a key card to open the gate. Discussion was held as to whether or not we can keep people off the pier if it is not a private pier. This will be looked into further by Ald. Skates. DPW Earle stated perhaps we could add signage about sunbathing and fishing. It was noted perhaps a reserve officer on bike could monitor the pier as part of his route. Discussion turned to obtaining cameras. DPW Earle suggested wireless cameras such as those obtained for the BID could be utilized with the Police Department monitoring them.

Skates/Howell motion to direct staff to get camera pricing and do investigation on cameras on the West Pier and bring it back to the next meeting. Motion carried 3to 0.

Ald. Skates voiced concern about open pier slips at the West Pier. Harbormaster advised he is in contact with the two or three owners who are still working on getting their boats in. Mayor Kupsik wonders if we can do something similar to Williams Bay who has received donated life vests and loans them to those who have forgotten to bring theirs or do not have enough. Discussion ensued and it was a concurrence of opinion that we should do something similar. Ald. Skates will look into this further and bring information to the next meeting.

Ald. Flower expressed concern about the dead fish at the Riviera Beach. DPW Earle advised the beach is groomed every day in the summer. The DNR put out notice that fish kills this year are excessive but not to worry.

Discussion/Recommendation on a Beach Reservation Permit application filed by Mt. Zion Christian Church to use the beach on Sunday, September 17, 2017 from 12:00pm (noon) to 4:00pm for a Beach Baptism

Ald. Skates explained this has been approved by FLR but that it should be approved by Piers and Harbors first. DPW Director Earle notes as to the 4 hour time needed, it is unusual for Mt. Zion to need it this long, but DPW has no issue with it in September. Howell/Skates motion to approve. Motion carried 3 to 0.

Discussion/Recommendation on the Lake Geneva Police Department reserving the Riviera for next year's Annual Police Department Awards Ceremony with waiver of all fees.

Ald. Skates noted this was approved by FLR on June 20, 2017. Habormaster Gray has tentatively held the date of May 17, 2018 for them. Adjustments may need to be made if construction is being done. Howell/Skates motion to approve. Motion carried 3 to 0.

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

Ald. Skates stated this is just on the agenda for continuation. There is to be a Special City Council Meeting on June 28, 2018 at 6:00pm. More information will be available after that.

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

Kent Martzke was present and reiterated his request for a service parking stall in the Riviera Dr. He presented information that his lease has him paying almost as much as all of the lower level Riviera tenants put together. He requested an area that was in the lot as an expansion dumpster area that isn't needed, hasn't been used in quite a long time and is vacant with sand and debris. His request does not take away a paid stall on the street, rather it is for an unused area. There would be no encroachment on the fire lane. He feels this would be more efficient for him and for the City as he currently utilizes 6 spaces daily on lower Wrigley Dr and this would open those spaces to turn over as paid stalls throughout the day. He is respectfully requesting a parking stall for these reasons.

Further points brought up were: Mayor Kupsik commented that after walking around by the beach and lakefront one day, he does not feel this is too much to ask, given everything he sees Kent doing and hauling back and forth.

DPW Earle stated his department has no issue with this, but he recommends any new lease agreement have a stipulation that the City reserves the right to amend or terminate any agreement regarding a parking stall in the future. This is because the State or DNR can make regulation changes having to do with landfills, dumpsters, recycling etc. which may cause us to need this space again for such compliance. Mr. Earle also noted that we may need the Building Inspector to check as to if we can get regulation width spots in there.

Ald. Skates recommended the City Administrator be involved, with the Parking Manager if necessary, in determining the rent increase if a spot is included. This should be reviewed by the City Attorney.

Signage for Tow Away Zones was discussed with the concern that the Ordinances are passed to support those designated zones. The Riviera driveway should be marked appropriately with an Ordinance to support it.

Skates/Howell motion to direct staff to explore the legalities, space and cost and negotiate in good faith with Mr. Martzke regarding a stall in the Riviera lot. Motion carried 3 to 0.

Discussion/Recommendation on Lakefront Capital Projects including:

a. Beach Wall Replacement and/or Relocation

DPW Earle stated this is relating to the talk about expansion of the beach by 4700 sq. feet. \$127,000 was a preliminary number for movement of the beach wall knowing it could be as high as \$150,000. The NRPA guidelines are 55 sq. ft. per person. Our beach is almost 1 acre. DPW Earle presented figures that backed up that even on our busiest day (1,900 people), we were still 500 people shy of what we could have fit on the beach (2,400 people). He feels this may be something to think about before spending the money to do this.

Also we need to take into consideration the perception that people have when they see a crowded beach. Last year it took 40 beach days to hit the \$150,000 mark in revenue (no expenses figured in). Ald. Howell voiced concern about how long it would take to pay for itself. It was stated that it will be dependent on the weather.

Ald. Skates brought up the fact that it will be \$30,000 to \$50,000 to trim the wall up anyway due to erosion. DWP Earle agreed and stated we would want to put in an ADA compliant sidewalk at the same time. Ald. Flower voiced concern about spending this money at all with the length of time that it will take to recoup the cost. Ald. Howell feels we can live with the possibility of needing time to recoup our money - that it is a quality of life issue. Mayor Kupsik felt we will regret it if we don't expand the beach as long as we have to put money into the wall anyway. Ald. Skates thinks perhaps we should pass this to FLR without recommendation. Ald. Howell disagreed.

Howell/Skates motion to send to FLR with a recommendation to expand the beach. Motion carried 3 to 0.

b. Beach Wood Decking Replacement with Concrete Path

Replacement with concrete path is already approved. One option other than concrete was a Path Mat Beach Access mat. DPW Earle was asked to price this option and found that to get from Riviera entrance to the Beach House would be approximately \$10,000 for the product alone. He called 4 municipalities that use this and got mixed reviews on the product. Comments were: not wind friendly at all, sides flap and sand jams it up, cannot clean it with machinery – must do by hand, need to be brought in during bad weather, bolts can come up from sand and get caught in beach groomers. There was agreement to stay with the concrete option.

Agenda items for next meeting

PFD/Life Vest Loan Program and Wireless Camera Use

Adjournment

Flower/Skates motion to adjourn at 6:38pm. Motion carried 3 to 0.

/s/ Susan Pedersen

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