

**SPECIAL CITY COUNCIL MEETING
WEDNESDAY, JUNE 28, 2017 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Kupsik called the meeting to order at 6:05 p.m.

The Pledge of Allegiance was led by City Clerk Waswo

Roll Call. Present: Aldermen Skates, Kordus, Flower, Straube, Halverson, Hedlund, Howell. Absent: Ald. Chappell.
Also Present: City Attorney Draper, City Administrator Oborn, Street Superintendent Neil Waswo and City Clerk Waswo.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will to be limited to 5 minutes.

Pete Peterson, 1601 Evergreen Lane, spoke stating the Riviera is the ionic building in Lake Geneva and needs to be saved. Whether it is \$4 or \$6 million, he'd like the City to do it right. He's concerned about how we are going to pay for it saying that we should remember the disastrous attempt at the referendum for a parking garage. He stressed the city needs to take the time to do it right, with all facts and figures including inspecting the foundation. The City did a lot of jobs that didn't need to be done, when the most important building in this town was in need of repair. The work could have been completed with funds from the TIF. Instead, the TIF money is gone, with the City putting the money into an equipment replacement fund, new theater, parking lot, and new concession stand at the Skate Park. He sees no alternative and is 100% in favor of repairing the Riviera building, but it needs to be thoroughly explained. He also is sure that this can be financed so it doesn't come back to the taxpayer.

Lynn Miller voiced her concern regarding any repairs that might be done and the timing of them. She has reserved the Riviera ballroom for her daughter's wedding in the fall of 2018. She does not want that reservation in jeopardy and would like the Riviera to remain as a ballroom.

Acknowledgement of Correspondence. None

Presentation by Kehoe-Henry and Associates, Inc. on the Riviera Building Condition Assessment & Preliminary Design report

Mayor Kupsik started with a short history of the Riviera building. The Riviera was constructed in late March of 1932, and was completed in time for its first dance in September of the next year. The total cost of the building was \$55,000. In 1980 the building was rehabilitated by local architect, Daniel Curran, as the most intact historic building associated with transportation in the Geneva Lake area. The Riviera was listed on the National Register of Historic Places by the National Park Service on April 3, 1986 and from the 1930's to the 1950's the Riviera Ballroom hosted such renowned swing/jazz band leaders as Benny Goodman, Glenn Miller and others such as Frank Sinatra, Ella Fitzgerald, Doris Day, and Peggy Lee. In the mid 1970's, the Ballroom rebranded itself as a Disco-tec called Top Deck remaining as such into the 1980's. He asked that as the discussion moved forward in this meeting that the Council take into consideration how long this iconic building has been here and its historic significance.

Bill Henry explained they were hired last year to look at the Riviera, identify needs, and create a report that would give the City some options for addressing those needs. There are possible remodeling and renovation options by upgrading the facilities and creating more flexible restroom use, enhance tenant spaces/concourse and upgrade second floor Ballroom and restrooms.

The report was presented in draft form at the end of May to the Pier, Harbors and Lakefront Committee. The updated final report has now been given to all alderman and committee members. Mr. Henry explained the report is lengthy so he will focus on two sections of this final report. He then gave a brief outline of the report with a synopsis of the conditions and then focused on their recommendations for proposed renovation and remodeling options. He spoke to Mr. Peterson's comment about the structure, stating there was some extensive foundation work done just a few years ago. While the report indicates the facility needs a lot of work, in their opinion the building is structurally sound. They did not see a lot of differential or dramatic settlement; therefore there is not a lot in the report about structure. They reviewed various prior plans and drawings of work done back in the 80's and the 90's with addition of the elevators, & several remodels with

most recent in 2010. Unfortunately, there were only about 5 sheets of the original drawings from the 1930's despite trying to locate.

The full report is broken down into various areas – they looked into site & exterior conditions, general building systems (primarily architectural related), roofing, windows, masonry walls, interior finishes, plumbing systems and HVAC systems and electrical systems. From that information they put together some recommendations as to what should be done. With regard to the site: The current site has a very narrow trench drain located just north of the main entry. They worked with City engineers, Kapur, to do some topographic survey work which confirmed the visual observation that the trench drain is not at the lowest point of the plaza. They recommend removing that existing narrow trench drain and put in a larger, wider one that extends to the east and west, going to where the concrete starts to curve and lining up at the edge of the lawn and concrete paving. The paver bricks were removed for work to be done and the resetting was not installed at the same level of quality as the previous pavers. Any reinstallation would be done properly and in conjunction with whatever work and improvements would be done to the plaza area. They suggest redoing the concrete paving and also designing in truck lanes to support any heavy trucks in that area. It would include a couple of paths through the brick paver area so the pavers don't get damaged in the future. Mr. Henry's firm would work in conjunction with the Lake Geneva Beautification Committee and Richard Driehaus so that there would not be any duplication in the work that each is doing relative to any Driehaus Family Plaza upgrades, which are primarily electrical in nature. With the concrete being proposed for replacement between the brick pavers around the fountain and the Riviera building, it would be a great opportunity for all the conduits and wiring to be buried without having to tear up anything that would have recently been put down. He would encourage the LGBC and the City to have some mockups made so the actual light fixtures themselves could be on display and actual installations be viewed so everyone is comfortable with the final result. The intent is all controls will be located in the Riviera and the conduit installed ahead of the new concrete so it is all concealed.

The existing Riviera has about 15,000 square feet, with a bit more of that being on the upstairs. The Riviera itself, in the front in particular, has suffered some deterioration. The stairs are cracking and spalling and there is a problem of ice and snow build up which requires the use of a lot of salt. The steel handrails need replacement due to deterioration. The rear south balcony has an area that doesn't drain well and ponds up against the stairs causing the supporting steel underneath to delaminate and deteriorate to the point that it needs to be replaced. On the west side of the front stairs, there is storage underneath which also house the main electrical service equipment. There have been ongoing leaks and while the equipment is still serviceable, it could use some touch up paint to protect it and the leaking needs to be stopped. The proposal includes replacement of the front outside monumental stairways. At that time, they propose to install some type of snowmelt system that would be fueled by hot water from a boiler type system. This would eliminate the need for constantly salting those stairs and would help protect the equipment below. He also suggests replacing the railing with an aluminum or stainless steel railing to eliminate the need for ongoing painting, perhaps installing some LED lighting in the railing. That type of railing with lighting could be extended around the landing area up at the top of the stairs, down the terrace walls along the lakefront and the balcony at the south end. New railings could also help keep people off of the wall caps and provide better protection for them.

Another area to look at on the first floor is the lower left interior stairway that goes up to the kitchen area and accesses the ballroom. The stairway is steel with concrete and has deteriorated. It would need to be repaired, possibly replaced. The newel post above the back terrace walkway needs repair. The public toilets on the east side of the building are not handicap accessible, nor are stalls accessible. The accessible facilities for the first floor are "tucked away" in the southwest and northwest corners. They are difficult to get to and not well marked. Interestingly, their door openings don't meet ADA regulations with 32" clear opening, and the stall configurations, fixture layouts, and floor clearances don't comply with current ADA codes either. Plumbing systems in the under-floor areas are troublesome with ongoing maintenance necessary. The plumbing waste lines are petrified clay which was a common product in the 1930's. But as those age, they get brittle and are subject to collapse. Because of this and the ongoing problems keeping the drain lines open, total replacement of the under-floor plumbing lines throughout the facility is recommended.

In the 1990's an elevator was installed. While the car itself is very serviceable and of good quality, the controls, components and electrical parts need upgrading. The recommendation is to reconstruct the elevator, keeping the car, and putting in all new controls and elevator equipment. The elevator equipment room itself does not meet current code and should be upgraded as well. The Harbormaster's office to the south, remodeled in 2010, is not being used as an office and is an ideal area for repurposing such as storage or additional tenant spaces. Finishes throughout the main concourse are

dated and should be upgraded. Perhaps install a wood ceiling or aluminum with wood grain finish ceiling and curving it so it matches the arched transoms above the entry doors. It might be a nice tie-in to the boats as you walk out to the piers in the back. This would provide an opportunity to hang some uniform signage for tenants on the concourse and give it a nice clean, uniform look. As an option, if the City wished to pursue more aggressive remodeling, it could gut some of the existing areas where the public toilets are on the east side of the building and expand them to provide more facilities for both men and women. This would eliminate the need for the toilets presently at the southwest and northwest corners that aren't very accessible. Lost tenant spaces for storage where the public toilets would be expanded could easily be taken over by adjacent tenants or used individually for storage. These toilet areas could be configured to be accessed at any time from the interior or the exterior, thus without relying on the Riviera to be open. The elevator on the west side is not ADA compliant with regard to the flooring and clearance areas around it so it would need to be made ADA compliant.

The second floor has some issues as well. The toilet rooms are dated without truly accessible, proper sized stalls. The Ballroom floor is sunken with no permanent ramp to provide someone with physical disabilities access to that area. A temporary ramp is being used for that purpose. The ceiling has sustained several leaks due to the roof. Touch up painting has been done to hide staining and ceiling tiles need to be replaced. The wood floor has needed continued refinishing since installation in the 80's. The company doing that feels the last refinishing in January would be the last time the floor would be able to be refinished. They recommend replacing the flooring. The south balcony also has a step down making it not handicap accessible. Brass railings installed in 80's at the steps going down to the sunken ballroom are a constant maintenance issue and could be replaced with aluminum or stainless steel with LED lighting. Reception station, security station and bar area counters are typical plastic laminate, have seen better days and tend to chip easily and could be upgraded as well. Bathroom upgrades proposed would be of a modest approach initially and consist of new toilet partitions, solid surface countertops and some general finish upgrades. The recommendation is to replace heating and air conditioning systems with more energy efficient systems that would introduce fresh air into the building per existing code which is not being done presently. When wood floor was installed, it was put in with a nice wood floor system on wood sleepers. This however caused the floor height to rise up about 3" so step riser heights are not uniform per code. One recommendation would be to remove the wood floor and sleepers and put in new luxury vinyl plank floor to restore uniform height to steps going into the ballroom.

If there is more extensive renovation you could switch the location of the northwest and northeast men's and women's toilet rooms. This would allow for another stall in the women's room and make it fully handicap accessible, add additional counter space, as well as another sink. The existing office could be converted to a mechanical room. The men's room would have the same amount of fixtures, but would be fully handicap accessible with a new layout. The City could add a permanent ramp allowing access into the sunken ballroom as well as an optional ramp out to the south balcony. The roof has had some ongoing leaks, and several photos were shown to demonstrate issues with gapping, broken tiles, copper flashing, chimney cap, and capping of old flagpole holding areas at the 4 corners that have deteriorated causing leaks. There are numerous sealant issues around the upper windows. The sealants have lost their pliability and are cracking and opening up some joints.

They are recommending the building be reroofed in its entirety, as patching is only a short term solution. There are different types of roofs available, but because the building is listed on the State and National Registry of Historic Places, any new roof must be State approved. Mr. Henry mentioned to the State office about the possibility of a metal tile roof, similar to concrete and clay tile that was on it originally and was given some push back. Any renovations would have to be submitted to them and approved which may be a challenge. The metal roofing is most cost effective at approximately \$475,000. Next would be a concrete tile product such as in the 1980's which is about \$675,000 or finally to put a clay tile back on, as was originally installed when the building was built, costs approximately \$880,000. He showed a photo of the clay tile roof. It gives a very nice look, is almost a double roof system with a metal panel that would go over the roof structure with tile overlays installed. It is available in a mottled colored range, similar to the existing roof.

Mr. Henry went over other exterior issues. There are some masonry issues. Virtually all the wall caps have deteriorated and need to be replaced. Some of the trim on them, called "Dutchman bands," could possibly be repaired in place. They recommend this be tried first and if this doesn't work they may need to be replaced. Railing on top of the capstone does get it up to the guardrail height; but having it in the center of the stone makes it hard to maintain the waterproofing and consequently water has gotten into south wall. The south wall of the Riviera is in the worst condition and looks like a good portion of it would have to be totally rebuilt. That particular wall supports the south balcony, extends up and has a brick half wall with a stone cap on top. There are several areas where the stone sills have cracked around the building and

the recommendation is to replace those sills as they would be extremely hard to repair in place reliably. Existing stone sills are not completely flashed as that was not the process back in the 1930's as it is today. By replacing the stone sills, they could be flashed properly with new cast stone units that would match exactly to the shape, profile, size and color of those originally installed. There are areas under the balconies where masonry needs restoration. Along the west terrace there is an opening in the wall where apparently it was access for the bath house when it was in the Riviera. There have been some railing posts installed but the wood and wall cap is deteriorating and needs attention. Likewise, on the east side there are masonry issues with the wall cap being in very poor condition. Here the height is not the 42" guardrail needed. They recommend placing guardrails on the inside which would prohibit people sitting on those and potentially tipping back into the lake. A very close brick match has been found and he recommends mock ups to see the actual look. If it is not the right match, there is the option of staining the brick.

In looking at budgeting and sequence, it is noted that there is very limited space around the building between the terraces and the piers. Therefore the project will likely require phasing and 2 sets of scaffolding work being done on each side with one side – either east or west – remaining open at any given time.

As to the windows, there are a few original windows still in the building. The rest of the current windows are aluminum framed and in poor condition with faded finish that is unable to be restored as well as cracked sealant and poor flashing. Some tenants have done a variety of things to them to vent their equipment and staff has indicated that after a rain storm there are puddles of water. Because of this they have been up there soaking up water hours before a wedding. The proposal is to replace the existing windows with new windows that are made much better than in earlier years and that are much more heat loss/heat gain efficient. The current Riviera windows utilize many panes of glass and the suggestion is to replace them with larger size window units and utilize grids to give the window pattern. Also, in looking at historic photos of the building, it appears the windows were lighter in color perhaps white. They propose to use a lighter color or cream color to bring the definition back to the windows and back to what it used to look like.

Also, the wood doors installed in the 1980's have severely deteriorated and will no longer hold a finish. The proposal is to install new fiberglass reinforced polymer doors in aluminum frames with heavy duty hardware on them.

Budgets for projects were handed out with breakdowns. They included items for food service upgrades for the serving and catering kitchen to the ballroom, the elevator upgrades, as well as the window replacement. The roofing is a big number and the window and door replacement is also very large but are for higher performance in the framing and the glass.

The second page talks about the mechanical and electrical systems for plumbing as well as proposal for the bathrooms. In 2010 the city requested bids for sprinkler protection. These numbers are included herein with inflation adjustments should the City decide to install a sprinkler system. Because of its age, the Riviera is grandfathered in and does not require sprinklers as it would if built now with current code requirements. With regard to HVAC, they are recommending upgrading the outside air ventilation. To offset that, an energy recovery unit would be desired to temper those costs and recover as much heated or cooled air before it's exhausted. The kitchen has no exhaust at all and is required by code to have general exhaust as well as exhaust for the dishwasher. There would be a hot water boiler system as well as chilled water for cooling rather than a typical air conditioner that we see in a private residence. We could use the lake water to help with the chilling, making it somewhat of a geothermal air conditioning. Proposal is to install piping under existing piers to be protected from any watercraft traffic.

There is currently a problematic soffit with plumbing piping in it below the current men's room in the northwest corner of the building. This freezes up often so they suggest putting a hot water unit in there to eliminate that problem.

Another issue from an electrical standpoint is the cove lighting in the ballroom is all incandescent bulbs and there are hundreds of them. They propose an LED lighting system which would give options for dimming and different lighting patterns and colors. Fire alarm work was previously done to provide a fire service to elevator and they propose connecting this along with other miscellaneous upgrades. The total cost of what they feel is a prudent renovation would be \$4.8 million which includes a contingency fund. The more extensive renovation with enhanced and enlarged public toilets, with ramps to ballroom and south balcony, as well as a clay tile rather than concrete tile for the roof would bring the total to about \$5.7 million.

Ald. Kordus brought up the fact that given the Riviera being on the National Register of Historic Places, what is the best way to proceed? Do we get bids and a plan first? Or do we get someone from State Historical Society involved right away? Mr. Henry stated a better approach is to get them involved right away. Perhaps we give them a copy of this report and have them comment “yay or nay” to each option suggested. In talking to Chip Brown from the State, Chip was agreeable to the window replacement because they already installed the aluminum windows in the 80’s and it would be difficult for them to deny window replacement particularly because we are trying to get back to more of the original look. Also Mr. Henry had talked to him about replacing the doors from the wood doors more to the FRP doors. He seemed pretty good about that but put the brakes on when Mr. Henry mentioned the possibility of a metal tile roof.

Mayor Kupsik asked that in regards to the historic value of the building, is the State more concerned about the material that is used or the aesthetics? Mr. Henry feels it depends on what the building component is. There is a series of forms that would need to be filled out and plans that have to be submitted to them for approval. He encourages getting them involved early on and having them work with the City on coming up with a plan that they can approve and would endorse.

Mayor Kupsik asked that because of the restrictions, building in phases is recommended. He wonders what the cost difference would be doing it in phases versus all at once. Mr. Henry defers on this stating it would be dependent on the contractor and their resources.

Ald. Skates wondered if we ever decided to repurpose the area in the future, is our current practice of renting it out on weekends and it sitting empty all week the best use of the building. Is having multiple concessions on the ground level the best revenue stream, use and maximization of that space. He asked if at some point we decided we wanted to put a restaurant upstairs or do something unique downstairs, what percent of this rehab would not be impacted at all? How much of this should still be done? Mr. Henry feels, off the top of his head, that 80% would still have to be done.

Ald. Kordus stated possible construction at the Riviera is a big concern for the first floor tenants and wonders would they be able to remain open during construction? Mr. Henry feels it would be difficult for them to remain open and they would most likely see a decrease in their revenue stream during a project of this size. Ald. Kordus questioned when we might start if all fell into place, a construction timeframe, and when we would need to stop taking Riviera reservations. Mr. Henry stated they based the budgets on a 2018 construction start. This could occur in the fall of 2018 and work through the winter, allowing us to utilize the ballroom through the summer of 2018, but is yet to be determined. The time frame would be a year to 18 months before we could start, although perhaps we could address the monumental stairs in the front of the building, but we would still have to do one side at a time. Mr. Henry feels construction itself would last approximately 18 months. Mayor Kupsik was thinking it could be done in a year. Mr. Henry feels it’s possible but not probable.

There was further discussion regarding the tenants on the first floor being able to be open and the best way to facilitate that with timing of various parts of the construction. Specific concern was voiced about getting decisions made and notification to tenants as this can significantly impact their livelihood as the current leases are only to the end of 2017.

Ald. Flower would still like to know if anyone has looked into the lifetime warranty we have on the existing clay roof. Mayor Kupsik stated the maintenance was not done and there is no longer a warranty. Street Superintendent Waswo confirmed the last time the roof issues were addressed was in 2010 when the flagpoles came down. The scuttles were addressed and some leaks were found and repaired, but issues have been ongoing with the leaks. Ald. Flower is concerned whether or not anyone has even tried to make a claim on the roof. Obviously we have leaking issues due to what seemed like a lot of flashing, sealing, and joint issues. If we end up going with the same clay tiles, is it worth spending that kind of money if we will still have the same issues. City Administrator Oborn noted we can check into the warranty, and make the recommendation to instruct the architect to talk to the State about possibly doing the metal roofing.

Ald. Flower has observed the Riviera windows recently expecting to see a lot of damaged windows, and was surprised that she only observed a handful. Mr. Henry explained the windows have been sealed and resealed, a lot of the weep holes are covered up so they aren’t draining like they should and there are several seals that have failed and more that will fail. Also, the window framing itself is pieces of framing installed with glazing put in as opposed to window *units* and there are ongoing leak issues with windows. You can walk around and see broken stops with holes in them and loose from the glazing frames. The existing windows are designed to be glazed from the outside, which is problematic,

especially from the second floor. They would specify the new windows to be glazed from the inside, for easier replacement in the future if necessary. The water penetration is coming from, not only the windows, but the sills themselves. The only way to address that issue is to pull the stone sills off which require pulling the windows out. At 35 years old, the windows are approaching their useful life and the recommendation is to put in some better technology. Glass technology has changed dramatically over the years. If the City is looking at replacing the heating system to something that is code compliant, there will be a dramatic increase in heating and cooling loads unless you can do something proactively to reduce those loads. One of the easiest ways to do that is to put in some new glazing with better technology for both heating and cooling performance.

Street Superintendent Waswo explained a leak is not referencing a little drip. If we get a half inch of rain with winds of 30mph we have 10 to 15 gallons of water on the floor that has come thru the sills of the windows at the base. With the roof, they will have an area that leaks, they fix it, and another area will leak. Mayor Kupsik stated there have been no major repairs to the roof since the 80's, just patches in 2010 and it makes no sense to remodel without replacing the roof.

Ald. Howell feels they have "morphed" onto agenda item 7. Assuming we want to fix the Riviera, we need to decide whether to do it piecemeal or if we want to do a good job of it. If we want to do a good job of it, we need to figure out how we will pay for it. We need to know what our options are.

Ald. Kordus mentioned before we even write the referendum, we have to know which plan we are going for, what the cost is, and how we will pay for it. Certain things will need to be in the referendum. City Administrator Oborn reiterates that right now the scope of what we should do is the issue. Once that is determined and we know the approximate cost/budget, he can look into the various funding options. He needs the cost/budget number, even if it is a range. Then he can proceed to investigate funding options. Mayor Kupsik would like to know if this decision needs to go back to Piers and Harbors or does that stay with Council. Administrator Oborn states that the PHL Committee will continue to have this on their agenda, but by having the council educated on this, questions won't all have to be answered a second time when this goes to full Council. Ald. Halverson doesn't think we should "cheap out" on it and feels the community will support it.

Ald. Flower brought up the point that perhaps we should take the time now to think about other possibilities, particularly for the ground level. Do we want the layout to remain the same? Thinking about the stores, they aren't obvious from the street, what about flipping them to open from the outside/piers. Maybe the staircase into the building can come up the center of the inside which would eliminate weather issues. Discussion continued regarding usage now versus future usage, keeping the concessions but moving the storage, and reconfiguration for efficiency.

We have certain things that may need to be done sooner than later. For example, nothing in the building is ADA compliant. It was asked if it would be difficult to prioritize the project. Mr. Henry said it can be done. Ald. Kordus doesn't feel we can even give the administrator the scope of the project right now and the Mayor agreed. Ald. Howell wonders if we make a motion to move to PHL for further discussion. Mayor Kupsik would like to see a prioritization list before we do that. Ald. Skates noted \$200,000 is our revenue, \$100,000 upstairs and \$100,000 downstairs and while it will cost a lot to do this work, he would like to see it be available and accessible to the public. He thanked Mr. Henry for all of his work, research and fact finding in this matter and being at these meetings to provide information and explanation. He brought up the fact that we had a monetary figure from the architect to provide this information and wondered where we were relative to that figure. Mr. Henry noted that we have surpassed that number and intended to talk to Administrator Oborn about that. Mayor Kupsik felt we had no real idea of what this process was going to entail and he feels that a cost overrun in a situation like this was probably to be expected.

When talking about accessibility on the lower level, they are dealing with people's livelihood. Mayor Kupsik replied we are certainly going to be cognizant of that. Ald. Flower wants to know how we get to a clear idea of what we are doing. Ald. Skates is not thrilled about taking it back to PHL or Public Works, he likes having it with the bigger body. Mayor Kupsik feels now is the time to look at option they want to pursue. He is concerned about fire protection, feeling we should be proactive in that matter.

Ald. Hedlund is in favor of prioritizing the list and feels if we can figure out funding, there are likely some things we can get to right away. He would like to address the roof with the State first so we know what we will need to spend on it. Secondly, he feels we can get started this winter on the ground floor bathrooms & HVAC while the tenant space is closed for the season. If we drag it through meeting after meeting, we will lose ground and not be able to accomplish anything.

He would like Council give direction to Mr. Henry and the Administrator to get the ball rolling on the exterior doors and the roof. Also perhaps put in the ground floor bathrooms making them ADA compliant, the plumbing, the HVAC. Ald. Kordus asked the City Attorney if we can do it piecemeal like that.

City Attorney Draper stated the ordinance specifically says we can't piecemeal it, evading the \$1.5 million number. Mr. Oborn feels we can do the roof but include it into the referendum after the fact so that we are not evading anything. We have no election upcoming until Spring 2018 unless we absorb the cost of a special election. Mayor Kupsik questioned the cost effectiveness of doing things piecemeal. Ideally, we would shut the building down for a year to 10 months, acknowledging that we still have to have the docks open to Gage Marine.

Ald. Flower questions why we can spend money on other assets for repair that would be high dollar and we break it out year after year, yet we need to go to referendum on this asset – how is it any different? Attorney Draper stated this is a capital project, not equipment maintenance. It is \$5 million of work that would be perceived as breaking up this capital project into items that would make it less than \$1.5 million. Mayor Kupsik reiterates that these are estimated numbers that could go up or down. He feels we should continue to look at what we have here and at the next Council meeting decide if we are happy with the two options or look at something else. He will have Mr. Henry put together a list of priorities.

Mr. Oborn states as to the implementation, a referendum is imminent. We need to decide on a timeframe. Do we want a special election or an April referendum? Ald. Kordus feels we can't rush into a referendum as was done with the parking structure. If it takes us 6 or 8 months to get it right we must do that because what happens if we don't get it right and it fails, what do we do, put it up for sale?

Ald. Straube noted these pictures were alarming to her; she didn't know how bad it was. The seriousness of this is shocking and this needs to be done. Ald. Flower wonders about a meeting there to walk around and see everything as well as the configuration of the lower units so they are accessible from the outside and can take advantage of the lake that they sit on. Ald. Kordus doesn't think it's necessary as we know what's there. Ald. Halverson noted to properly educate the public, the aldermen should walk around with someone who knows. The Street Department can bring them around if they wish to do that.

Ald. Howell suggests digesting the information. This should be brought back to the next Council meeting. Mayor Kupsik asked Mr. Henry to provide the list of prioritization to the City Administrator to get to Council so they can look at it and start figuring it out and be well prepared.

City Attorney Draper will review the Capital Improvement Referendum Statute to see the specific language and come back with that information at the July 10th Council Meeting.

Discussion/Action on Riviera Building Improvements including scope, budget, funding and implementation

This was addressed in the previous item.

Adjournment. Howell/Flower motion to adjourn at 7:56. Motion carried 7 to 0.

/s/ Sabrina Waswo, City Clerk

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