

PIERS, HARBORS & LAKEFRONT COMMITTEE

WEDNESDAY, JULY 19, 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, Kordus. Arrived late: Ald. Flower. Absent: Ald. Hedlund. Also Present: Mayor Kupsik, City Administrator Oborn, Park Manager Mullally, Harbormaster Gray, Captain Detkowski, and Bill Henry. Public Present: Kent Martzke

Kordus/Howell motion to approve Minutes from June 21, 2017 as prepared and distributed. Motion carried 3 to 0.

Ald. Flower arrived.

Comments from the public limited to 5 minutes. None.

Harbormaster's Report

Mr. Gray mentioned Jeff Miskie is working on getting pricing on installing cameras on the west end pier. Gray also is getting pricing for a west pier gate. The gate would be aluminum and extend out 2 feet to eliminate people swinging around it. A touchpad is also being considered. Gray spoke with Warden Juan Gomez regarding the project. Mr. Gomez said it is within the City's rights to limit access to the area in question. It was mentioned the reason for the gate is due to people getting into boats, throwing garbage into boats, and otherwise using the pier and boats docked there. Some of the boats are very expensive and it should be a more secure area to protect the property.

The last water report on Tuesday was an average level of 125. It goes into the advisory stage at e-coli levels of 235. There was a high reading of 280. Ted Peters from the GLEA advised us the septic sewers from the Town of Linn were probably affecting the lake and to close the beach. Mr. Oborn did close the beach. The next day Peters said it was okay to open as advisory. The advisory report off taken off once the level dropped an average of 18 for the sample.

Mayor Kupsik was concerned that beach staff did not have a phone or email. Ms. Mullally informed the group that a landline is available. She explained the procedure she followed on Wednesday when they closed the beach. Further discussion ensued resulting in a determination to leave the current method in place.

Discussion/Recommendation on Kehoe-Henry & Associates Architectural and Engineering Design Services, Renovation and Remodeling for Riviera Building Improvements agreement

Bill Henry from Kehoe-Henry & Associates explained how they came up with the figures for the final invoice. The first agreement assessment was \$51,380 without knowing exactly what they would find. They are requesting an additional \$13,150 as they expended more time than the original total represents. They are willing to cap it as that for the condition assessment portion of the project. As the project moves forward to the design group, he will credit the additional \$13,150 fee towards the new job. For the design group he is asking for a percentage fee of the project. They are offering a lower fee if the City chooses to move forward with the whole project as opposed to completing the work in phases as there would be duplication of services and bidding if it were completed in phases. The design group submitted proposals for both a whole project and if the work is broken up. It was confirmed that the design group would oversee the contractors, but they would be a separate entity as there is too much specialty work to be done.

Ald. Howell asked whether they had gotten an answer from the State Historical Society regarding what roof could be used. Mr. Henry spoke with Chip Brown who stated the society does not accept any emails, and the design group would have to fill out the application and submit it. The Historical Society is willing to look at anything but Mr. Brown cannot confirm whether they will accept a metal tile versus a clay tile versus a concrete tile at this point. Mr. Henry mentioned there are different forms to fill out depending on whether there will be state or federal funding involved for the project.

Ald. Kordus expressed concern over the rates for additional services. Ald. Flower expressed concern over having an open checkbook with this project. Mr. Henry clarified the rate refers to what consultants charge them, not the design group's rate. Mayor Kupsik said per discussion in a previous meeting, the City stands to lose \$300,000 with revenue if the Riviera

is closed to do the work all at once; however, per Mr. Henry, the City would save \$300,000 in design costs completing the project all at once as opposed to doing it in phases. Mayor Kupsik felt the City should do the project all at once.

It was confirmed there are bookings for weddings through 2018 but no bookings are being accepted for 2019. The concourse leases will only be 1 year leases and will be structured to expire in 2018.

Howell/Flower motion to approve the payment of \$16,940.99 to Kehoe-Henry & Associates. Motion carried 4 to 0.

A decision was made to bring the discussion of the Riviera project back to the Piers and Harbors meeting after more details have been figured out. Mayor Kupsik suggested the group approve Bill Henry going forward with the application for the roof. It was agreed that Bill Henry will come back with an interim proposal for submitting the roof project State Historic Preservation application.

Kordus/Skates motion to suspend the rules and allow Bill Gage to speak regarding the project, noting he has a contact with the Historical Society. Motion carried 4 to 0.

Bill Gage mentioned he has contacts with the Historical Society. He offered to assist the city including, for a fee, adding booking information on his brochures. Ald. Flower mentioned the need to consider what doing some things other than strict maintenance and repairs might do to the ability to get grants and historical designation.

Kordus/Howell motion to direct Kehoe-Henry & Associates come to FLR for a proposal with the entire project for submission to the State Historic Preservation Office. Motion carried 4 to 0.

Return to Discussion/Recommendation on Operation Lifesaver/Life jackets

(Item taken out of order as pending arrival of Geneva Lake Law Enforcement Commander Tom Hausner)

Mr. Hausner explained the program Operation Lifesaver. Life lifejackets are provided for free; they just have to fill out a sheet of paper. As a result of the kayak drowning in May, Chief Peters and Mr. Hausner have applied with Boat Safe USA to hopefully expand the program. The problem is that the GLLEA are not always in their offices and the bins are locked. They would like to put them at the boat launches in Linn, Fontana, Williams Bay, and Lake Geneva so attendants on duty can hand them out if needed. Commander Hausner reiterated the floatation devices are free and could save lives. They come in a big Rubbermaid type container and the only cost to the community is the cost of manning it. Boat Safe USA will not allow them to be placed unmanned so it would need to be placed at the boat launch. If they don't get returned there is no cost to the community, they just need to call Geneva Law Enforcement Agency and inform them of how many didn't get returned. The tubs initially come with 2 of every size from infant up to very large adult. There was discussion to do a similar program independently through donations if Boat Safe USA doesn't grant additional bins. Mr. Hausner will be the contact in charge of coordinating the program and Mr. Gray will implement it at the Lake Geneva boat launch. Informational materials will be provided from Geneva Lake Law Enforcement Agency.

Skates/Flower motion to accept offer and make arrangements with Harbormaster Gray if/when the tubs become available. Motion carried 4 to 0.

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

City Administrator Oborn presented pricing options for the additional parking space. The construction costs for the little wall would be up to \$3,500.

Kordus/Howell motion to go with increase of \$100 per month for parking space and city to pay construction costs to be added as an addendum to the lease. Item will be brought to FLR for approval. Motion carried 4 to 0.

Discussion/Recommendation on Riviera Wi-Fi installation

There have been requests from the public to have Wi-Fi ability at the Riviera. Ald. Kordus to talk with VISIT Lake Geneva to see if they are willing to pay for it. Ald. Kordus also wants to look into a video camera that looks out onto the lake and is connected to Wi-Fi and tied to the City website page.

Agenda items for next meeting

Riviera priorities

Riviera update from Kehoe-Henry regarding proposal for Historical Society, funding

Beach Water Sampling

Beach Expansion

West Pier Gate and Camera

Replacement of buoys with slips

Adjournment

Kordus/Howell motion to adjourn at 6:49pm. Motion carried 4 to 0.

/s/ Tammy Cobb

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