

PIERS, HARBORS & LAKEFRONT COMMITTEE MINUTES

WEDNESDAY, JULY 17, 2019– 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 by Chairman Skates 5:40 pm

Roll Call: Chairperson Doug Skates, John Halverson, Shari Straube and Tim Dunn. Alderman Rich Hedlund was excused. Also present: Administrator Nord and various other city staff

Approval of Minutes: Halverson so moved to approve the minutes of June 19, 2019, Straube seconded. Motion carried 4-0

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

Jim Strauss (no address provided) expressed his support for the MSI's conceptual drawing that proposes placing a Beer Garden in the vicinity of the Riviera Plaza.

Charlene Klein (817 Wisconsin Street) spoke out against the City considering the installation of a metal roof on the Riviera building.

Harbormaster Report: Interim Harbormaster Donna Crook reported that the slip and buoy wait list is nearly completed and will be published within the next week. Crook also advised the committee that she is issuing information to new and existing renters regarding proper mooring of boats. Crook also reported that there have been some issues with Kayak renters doubling up on their storage slips and that cars are illegally parking near the kayaks. Repairs to various city owned property is currently underway by Gage Marine. Two new employees have been hired for the remainder of the summer and all boat launch staff are being educated about the starry stonewort issue and are educating the public as well.

Discussion / Recommendation regarding roof options for the Riviera building: Adam Wolfe with MSI reported that that cement and clay are the only options available as roofing materials at the Riviera. Wolfe noted that there is some life remaining in the existing cement roof and may be salvageable depending on the extent of leaking that currently exists. It was noted that cement is heavier and will likely require more repairs and that the color will fade more than clay tile.

Clay tile will be lighter than cement, have a longer life expectancy and a better warranty (provided the city conducts annual inspections on the clay roof). Dave Luterbach of MSI reviewed the preliminary cost estimates of the various options.

After further discussion it was the consensus of the committee to have MSI prepare a Request for Proposals (RFP) for the Riviera roof as well as the exterior shell, windows and tuck pointing. MSI will provide a draft RFP to the committee by August 7, 2019 for review with discussion at the next August Piers Committee meeting. Skates so moved that MSI create an RFP for the Rivier roof, shell, windows and tuck pointing for review at the August Piers meeting, Halverson seconded the motion. Motion carried 4-0

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Discussion / Recommendation regarding Riviera conceptual drawings: Adam Wolfe (MSI) provided an overview of possible options for the first floor of the Riviera building. General conversation was held concerning possible layout for the first floor.

Discussion / Recommendation regarding Riviera restoration project: Members of the committee had a conversation to identify other topics that may need to be addressed at a later date. Numerous ideas were brought up including adding “divider space” on the first and second floors of the Riviera, installation of a skylight on the second floor, additional restroom capacity outside the Riviera in nearby locations, possible improvements or reconfiguration of the 2nd floor layout, possible relocation of the elevator, any opportunities for pursuing grant funding and relocation of the existing dumpster enclosure.

Discussion / Recommendation regarding possible changes to 2020 rates for slips, buoys, beach passes and leases for Riviera Concourse shops. The committee reviewed and discussed the current rates charged by the City of Lake Geneva and also reviewed comparable rates from neighboring communities. After additional discussion, Halverson so moved to recommend that slips and buoy rates for 2020 be increased by three (3) percent, Dunn seconded the motion. Motion carried 4-0. Halverson then so moved to recommend that the Riviera Concourse shop lease rates be increased by three (3) percent for 2020, Dunn seconded the motion. Motion carried 4-0. These items will be forwarded to the next Finance, Licensing and Registration Committee meeting.

Future Agenda Items:

2nd floor concepts for the Riviera

Draft of Riviera RFP by August 7th

Expansion of the west end pier

Parking for boat traffic near Gage Marine’s office at the Riviera

Discussion by Ann Krogstad (MSI) on Riviera architecture

Discussion by Jennifer Lurkey (Legacy) concerning grant opportunities for the Riviera project

Possible moving of the time / date for the next Piers Committee meeting

Ald. Dunn so moved to adjourn at 7:42 pm, second by Halverson. Motion carried 4-0.