



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.com

CITY OF LAKE GENEVA PIERS, HARBORS, AND LAKEFRONT COMMITTEE
TUESDAY, SEPTEMBER 13, 2022 - 5:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Committee Members: Chairperson Joan Yunker, Alderpersons: Shari Straube, Ken Howell, Rich Hedlund, and Tim Dunn

CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS. THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Links to the City of Lake Geneva's live video stream can be found at <https://wi-lakegeneva.civicplus.com/319/City-Meetings-Video-Stream>
2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
Access Code: 9746153

AGENDA

1. Meeting called to order by Chairman Yunker
2. Roll Call
3. Comments from the public limited to 5 minutes, limited to items on this agenda
4. Approval of the Piers, Harbors, and Lakefront Committee minutes of June 14, 2022 as prepared and distributed
5. Harbormaster Report
6. Discussion/Recommendation regarding possible refunds for Riviera Slips for delay due to storm damage
7. Discussion/Recommendation regarding applying a half-year credit to Lagoon Slips 1-8 for 2023
8. Discussion/Recommendation regarding the 2023 Buoy/Slip Rates
9. Discussion/Recommendation regarding the 2023 Beach Admission Fees
10. Discussion/Recommendation regarding Gage Marine's intent to renew pier lease for 2023-2028
11. Discussion/Recommendation regarding lease agreement with Gage Marine for use of the Riviera Pier Boathouse
12. **Adjournment**

*This is a meeting of the Piers, Harbors & Lakefront Committee.
No official Council action will be taken; however, a quorum of the Council may be present.*

**PIERS, HARBORS, AND LAKEFRONT COMMITTEE
TUESDAY, JUNE 14, 2022- 5:00 PM
LAKE GENEVA CITY HALL, COUNCIL CHAMBERS**

Committee Members: Chairperson Joan Yunker, Alderpersons: Shari Straube, Ken Howell, Rich Hedlund, and Tim Dunn

Chairperson Yunker called the meeting to order at 5:00 p.m.

Roll Call

Present: Yunker, Howell, Hedlund, Dunn and Straube (arrived at 5:04 p.m.)

Absent: None

Discussion/Recommendation regarding the approval of the May 10, 2022 Piers, Harbors, and Lakefront Committee minutes as prepared and distributed. Motion by Hedlund for approval. Seconded by Dunn. Motion carried by unanimous voice vote.

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 be limited to 5 minutes. No comments from the public.

Harbormaster Report. Harbormaster Russell addressed the committee concerning the items contained in the meeting packet's Harbormaster Report. Questions / discussion between the Harbormaster and the Committee. Consensus of the committee to have the Harbormaster select the location for the CD3 cleaning machine while it is stationed in Lake Geneva.

Discussion/Recommendation regarding pier repairs.

Harbormaster Russell reported to the Committee that replacement / raising of the piers as discussed last month has been postponed for now. Repairs allowed, to date, have been to simply make the piers useable. Harbormaster reported that he intends to meet with Gage Marine and Lake Geneva Boat Line to discuss repairs done so far and get an itemized list of those repairs and costs. He also intends to discuss this topic with other dock companies and Engineer(s) to get their insights on what should be done with the piers and possibly secure quotes. More on this topic next month.

Discussion/Recommendation regarding cleaning and clearing of the Lagoon.

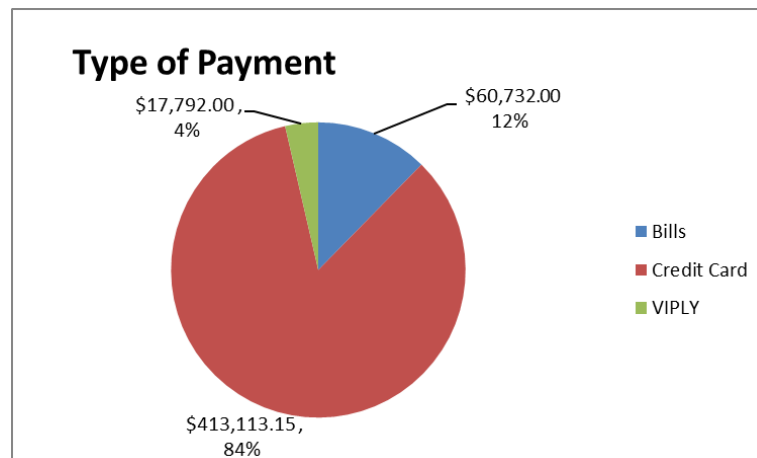
Harbormaster Russell addressed the committee concerning the buildup of debris and vegetation within the lagoon. He reported that lagoon slips 1 – 8 have been rendered virtually useless. The Geneva Lake Environmental Agency (GLEA) and the Wisconsin Department of Natural Resources (WDNR) have been brought into the discussion as well. Discussion concerning options for cleaning and clearing the lagoon as well as what should be done concerning the payment received by renters of lagoon slips 1-8 for the 2022 season. Harbormaster stated he is looking into funding options including possible grants and cost sharing with other communities represented within GLEA for the cleanup. It was the recommendation of the Committee that there be more discussion on this topic next month, unless Harbormaster is able to secure information that could be acted at an upcoming Finance, Licensing and Regulation (FLR) Committee meeting. Discussion at FLR will also address the possibility of full or partial refunding of lagoon slip renter payments for slips 1 – 8.

Adjournment. Hedlund so moved to adjourn at 5:28 p.m. Seconded by Straube. Motion carried by unanimous voice vote.

Harbormaster Report
Piers, Harbor and Lakefront Committee
September 13, 2022

- **Buoy/Slips/Piers**
 - No action to date on final repairs to Elmer's and Gas Piers
- **Beach**
 - Days of operation May 28 thru Sept 5, 2022 = Ninety-Two (92)
 - 4 days \$0 revenue due to inclement weather
 - Staffing hours were reduced and/or eliminated for those days
 - Revenue – Gross May 28 thru Sept 5: Does not take into account taxes, credit card fees, or refund of cash.

Row Labels	Sum of COIN	Sum of BILLS	Sum of CARD	VIPLY	Total
May	\$ 8.75	\$ 4,422.00	\$ 27,102.50	\$ 1,608.00	\$ 33,141.25
June	\$ 72.80	\$ 20,830.00	\$ 102,791.75	\$ 5,032.00	\$ 128,726.55
July	\$ 21.20	\$ 25,101.00	\$ 187,087.90	\$ 9,312.00	\$ 221,522.10
August	\$ 14.00	\$ 9,985.00	\$ 87,563.00	\$ 1,720.00	\$ 99,282.00
September	\$ -	\$ 394.00	\$ 8,568.00	\$ 120.00	\$ 9,082.00
Grand Total	\$ 116.75	\$ 60,732.00	\$ 413,113.15	\$ 17,792.00	\$ 491,753.90



- **VIPLY PASSES**
 - GROSS REVENUE: \$17,792.00
 - PRODUCTS PURCHASED: 2251
 - CUSTOMER ORDERS: 829
 - VIEWS: 5800
 - SCANS: 2092

- Gross revenue by day of the week (excludes VIPLY Passes)

Row Labels	Sum of TOTAL
Sunday	\$ 99,567.75
Monday	\$ 73,527.45
Tuesday	\$ 63,075.50
Wednesday	\$ 46,701.15
Thursday	\$ 52,962.00
Friday	\$ 45,800.00
Saturday	\$ 92,328.05
Grand Total	\$ 473,961.90

- Holiday Weekend Revenue 2022 vs 2021

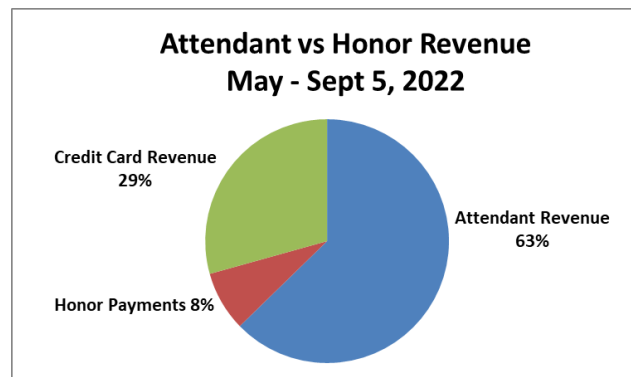
Holiday Weekend	2022	2022	Variance
Memorial Day	\$ 31,533.00	\$ 8,325.00	\$ 23,208.00
4th of July	\$ 44,600.00	\$ 63,654.00	\$ (19,054.00)
Labor Day	\$ 8,962.00	\$ 15,912.00	\$ (6,950.00)
Total Revenue	\$ 85,095.00	\$ 87,891.00	\$ (2,796.00)

Holiday weekends account for 17% of total Revenue

- **Boat Launch**

- Revenue May-September 5, 2022 (Gross Revenue, pre-tax)

TIL Rev	TIL Rev	TIL Rev	
Attended	Honor	Credit Cards	Total Rev
\$12,165.00	\$1,543.00	\$5,689.00	\$19,397.00



- Season Pass Rev: \$ 7,129 (gross)

- Total Launches

PAID LAUNCHES MAY THROUGH September 5, 2022										
	Non-Motor RESIDENT	Non-Motor Non-Resident	<20 Feet RESIDENT	<20 Feet Non- Resident	20'-25' RESIDENT	20'-25' Non- Resident	>26' RESIDENT	>26' Non- Resident	Jet Ski RESIDENT	Jet Ski Non- Resident
Attendant Tickets	3	8	39	355	101	203	28	37	20	26
Honor Tickets	2	2	39	68	7	1	4	8		
Credit Card Launches	4	24	48	191	17	90	4	29		
Total Launches	9	34	126	614	125	294	36	74	20	26
Total Paid Launches		1358	78%							
Total Season/Commercial Pass Launches		376	22%	Season pass only recorded during attended time periods						
		1734								

- Commercial/Season Pass Launches
 - June 1 – Sept 5: **376 counted by Attendants**
 - Commercial/Season Pass launches accounted for 22% of the launches
- **Total Recorded Launches YTD: 1358 + 376 = 1,734**
- New Project:
 - Investigate modifying trailer parking slots to accommodate wave runner trailers less vehicle.
 - Wave Runners have posed an issue at the launch
 - This may encourage users to drop the trailer and go to another location to use the wave runners; i.e. Big Foot area

Other Information:

- Gage Marine has issued Notice of Intent to exercise their lease renewal option for Piers 1 & 2 for the years 2023 through 2028. See attachment

From July 2022 HM Report:

- **LAGOON UPDATE:**
 - Debris cleanup scheduled for July 18th
 - Riese Aquatics will use a DASH (Diver Assisted Suction Harvesting) process to clean out the area around slips 1-8 and into the center of the lagoon
- **WEST PIER INCIDENT ON JULY 3**
 - Underage drinking on a pontoon boat
 - Police notified and responded
 - West Pier slip lessees looking for solutions
 - Add to August P,H&L Committee Agenda for discussion/recommendations

- **CD3 Unit**

- Unit is scheduled to be in LG Sept 7 for 2 weeks

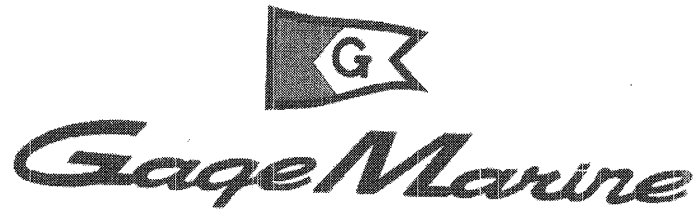
<u>Week</u>	<u>Municipality</u>	<u>Weekend Date</u>	<u>Move Date</u>
1	Linn	Saturday, June 4, 2022	Wednesday, June 1, 2022
2	Linn	Saturday, June 11, 2022	NA
3	Fontana	Saturday, June 18, 2022	Wednesday, June 15, 2022
4	Fontana	Saturday, June 25, 2022	NA
5	Williams Bay	Saturday, July 2, 2022	Wednesday, June 29, 2022
6	Williams Bay	Saturday, July 9, 2022	NA
7	Lake Geneva	Saturday, July 16, 2022	Wednesday, July 13, 2022
8	Lake Geneva	Saturday, July 23, 2022	NA
9	Linn	Saturday, July 30, 2022	Wednesday, July 27, 2022
10	Linn	Saturday, August 6, 2022	NA
11	Fontana	Saturday, August 13, 2022	Wednesday, August 10, 2022
12	Fontana	Saturday, August 20, 2022	NA
13	Williams Bay	Saturday, August 27, 2022	Wednesday, August 24, 2022
14	Williams Bay	Saturday, September 3, 2022	NA
15	Lake Geneva	Saturday, September 10, 2022	Wednesday, September 7, 2022
16	Lake Geneva	Saturday, September 17, 2022	NA

All dollar amounts are based on 2022 leesees classification

0% increase for Kayaks

Location	2022 Current Rev	2023 3% Increase Impact	2023 5% Increase Impact	2023 8% Increase Impact	2023 10% Increase Impact
Buoy/Ramp	\$ 63,323.50	\$ 65,238.00	\$ 68,529.00	\$ 74,032.00	\$ 81,451.00
Lagoon	\$ 26,736.00	\$ 27,550.00	\$ 28,932.00	\$ 31,254.00	\$ 34,390.00
West End Pier	\$ 122,603.00	\$ 122,603.00	\$ 132,598.00	\$ 143,220.00	\$ 157,534.00
Riviera Slip	\$ 59,351.30	\$ 61,130.00	\$ 64,190.00	\$ 69,321.00	\$ 76,252.00
Riviera Buoy	\$ 10,882.56	\$ 11,208.00	\$ 11,768.00	\$ 12,708.00	\$ 13,980.00
Kayak	\$ 8,738.00	\$ 8,738.00	\$ 8,738.00	\$ 8,738.00	\$ 8,738.00
Gross	\$ 291,634.36	\$ 296,467.00	\$ 314,755.00	\$ 339,273.00	\$ 372,345.00
Net Taxes	\$ 276,430.67	\$ 281,011.37	\$ 298,345.97	\$ 321,585.78	\$ 352,933.65
Net Increase		\$ 4,580.70	\$ 21,915.30	\$ 45,155.11	\$ 76,502.98

Buoy/Stall WE	\$ 212,662.50	\$ 215,391.00	\$ 230,059.00	\$ 248,506.00	\$ 273,375.00
Net Taxes	\$ 201,575.83	\$ 204,162.09	\$ 218,065.40	\$ 235,550.71	\$ 259,123.22
Riv Buoy/Stall	\$ 70,233.86	\$ 72,338.00	\$ 75,958.00	\$ 82,029.00	\$ 90,232.00
Net Taxes	\$ 66,572.38	\$ 68,566.82	\$ 71,998.10	\$ 77,752.61	\$ 85,527.96



June 2, 2022

City of Lake Geneva
Attn: Mayor Charlene Klein
626 Geneva Street
Lake Geneva, WI 53147

COPY

Dear Ms. Klein,

Please consider this letter the notice of Intent for Gage Marine Corporation to exercise the renewal option for the Lease and License Agreement expiring November 15, 2022. This will renew the Lease Agreement for Piers 1 and 2 for the years 2023 through 2028, and renew the Lease Agreement for the same period.

Kind regards,

William B. Gage
President

cc: Lana Kropf, City Clerk

AGREEMENT

WHEREAS, The City of Lake Geneva is the owner of the building called the Riviera, and

WHEREAS, there exists a structure on the Riviera Pier commonly referred to as the Boat House which is depicted on the attached Exhibit A, and

WHEREAS, the Boat House, has historically been used by Gage Marine Corporation (hereinafter "Gage Marine Corp.") for the Boat Tour Business operated from the Riviera Pier under a lease and license agreement with the City of Lake Geneva, and the City of Lake Geneva has used part of the Boat House for storage of supplies for the operation of the Riviera Ballroom, and

WHEREAS, the City of Lake Geneva and Gage Marine, Corp. wish to enter into an Agreement concerning the mutual use of the Boat House,

NOW, THEREFORE, for good and valuable consideration, the mutual covenants contained herein and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the City of Lake Geneva and Gage Marine Corp. agree to the following:

1. The above recitals are true and correct and incorporated herein by reference.
2. The term of this Agreement shall run concurrently with the lease and license agreement for the Riviera Pier by and between Gage Marine Corp. and the City of Lake Geneva.
3. Gage Marine, Inc. shall occupy the space designated as Space 1 shown on the attached Exhibit A. The City of Lake Geneva shall occupy Space 2 shown on the attached Exhibit A. The City's Space 2 will be locked and secure from any entry by employees or agents of Gage Marine, Corp. No revenue generating uses shall be conducted in Space 1 by Gage Marine, Corp. Currently Space 1 is being used for security personnel and storage of items used by Gage Marine, Corp. in their tour boat operations. The City of Lake Geneva uses Space 2 for materials used at the Riviera Ballroom. Both parties agree to use the spaces as previously described unless otherwise authorized in writing by each party.
4. Gage Marine, Corp. hereby agrees and acknowledges that the structure referred to as the Boat House is owned by the City of Lake Geneva.
5. The City of Lake Geneva and Gage Marine, Corp. agree that maintenance and repairs on the "Boat House" shall be paid by Gage Marine, Corp. The parties will work co-operatively and in good faith to determine the maintenance and repairs to be done to the "Boat House." Repairs and maintenance shall be approved in writing by the City of Lake Geneva.

6. Gage Marine, Corp. agrees to provide security for the Riviera Piers from the commencement of their boat tour business each year through the month of October.
7. Any termination of the lease or license agreement between the City of Lake Geneva and Gage Marine, Corp. shall be a termination of this Agreement.
8. Gage Marine, Corp. may not assign its rights under this agreement without the express written consent of the City of Lake Geneva which may be withheld in the sole discretion of the City of Lake Geneva
9. This agreement shall be binding upon the successors and assigns to this agreement.
10. Each party represents to the other respective party that they have the requisite authority to enter into this agreement.
11. This agreement shall be enforced pursuant to the Laws of Wisconsin. Venue for any action under this agreement shall be the Circuit Court in and for Walworth County, Wisconsin.
12. This Agreement may only be modified by a writing signed by both parties.

This Agreement is entered into this _____ day of September, 2022

GAGE MARINE CORPORATION.

CITY OF LAKE GENEVA

By: _____
WILLIAM GAGE, President

By: _____
CHARLENE KLEIN, Mayor

Attest: _____

Attest: _____
LANA KROPF, City Clerk