



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

**PIERS, HARBORS, AND LAKEFRONT COMMITTEE
TUESDAY, APRIL 12, 2022- 5:00 PM
LAKE GENEVA CITY HALL, COUNCIL CHAMBERS (MAIN LEVEL)**

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

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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. Discussion/Recommendation regarding the approval of the March 8, 2022 Piers, Harbors, and Lakefront Committee minutes as prepared and distributed
4. 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
5. Harbormaster Report
6. Discussion/Recommendation regarding a memo of understanding/agreement with Gage Marine for the shared use of the boathouse located at the Riviera
7. 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.*

cc: Aldermen, Mayor, Administrator, Harbormaster, Media

**PIERS, HARBORS, AND LAKEFRONT COMMITTEE MINUTES
TUESDAY, MARCH 8, 2022 5:00 PM
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 and Dunn.

Absent: Straube (excused)

Discussion/Recommendation regarding the approval of the January 11, 2021 Piers, Harbors, and Lakefront Committee minutes as prepared and distributed. Moved by Hedlund, seconded by Yunker. Motion carried by unanimous voice vote.

Comments from the public limited to 5 minutes, limited to items on this agenda. Alderperson Mary Jo Fesenmaier, 1085 S. Lakeshore Drive addressed the committee concerning agenda item number eight (8). And stated she had requested than an additional item be placed on the agenda, but it was not added.

Discussion/Recommendation regarding the West End Pier Fund and use of funds for “major” repairs. Harbormaster Russell addressed the committee concerning the West End Pier Fund and the related ordinance concerning its use. Russell stated his interest in using this fund to pay for end of season repairs on the West End Pier. After further discussion Howell so moved to allow use of West End Pier Funds for needed repairs (maximum \$30,000). Seconded by Hedlund. Motion carried by unanimous voice vote. This items will be forwarded to the next Finance, License, and Regulation Committee meeting.

Discussion/Recommendation regarding creating Citizen Teams to evaluate the Lake Geneva Public Boat Launch operations. Harbormaster Russell addressed the committee about creating one or multiple citizen committees to review, discuss and make recommendations to the City concerning create improved flow patterns and processes for use of the City’s boat launch (launching of boats, removal of boats from the lake, cleaning of boats, etc.). Russell stated his desire to find residents to serve on the committee(s) that actually use the boat launch. After additional discussion; Hedlund so moved to have Harbormaster Russell move forward with this idea. Seconded by Howell. Motion carried by unanimous voice vote. This agenda item will be discussed at the next Piers, Harbor and Lakefront Committee meeting.

Discussion/Recommendation regarding the purchase of Riviera Beach daily admission passes through the Riviera Concourse vendors. Harbormaster Russell presented the committee with the concept of purchasing Riviera Beach daily admission passes through the Riviera Concourse retail tenants. Russell suggested various ways how this concept could be carried out. General discussion was held by the members of the committee. It was the consensus of the committee to have the Harbormaster investigate this idea further by meeting with the City Attorney and then approaching the Riviera Concourse retail tenants to determine their level of interest. This agenda item will be discussed at the next Piers, Harbor and Lakefront Committee meeting.

Discussion/Recommendation regarding a memo of understanding/agreement with Gage Marine for the shared use of the boat house located at the Riviera. City Administrator Nord and City Attorney Draper reviewed the proposed agreement including the related exhibit with members of the committee. General discussion was held by the Committee. Hedlund recommended modifying the proposed lease to a five-year length with an opportunity for an additional five-year renewal. Attorney Draper stated he would contact Gage Marine about the proposed changes being recommended by the committee. City Administrator Nord was directed by the committee to secure a price estimate for the expected repairs to be done on the boat house and provide a report at the next Piers, Harbors and Lakefront Committee meeting.

Adjournment. At 5:30 pm, Motion by Hedlund to adjourn, seconded by Howell. Motion carried by unanimous voice vote.

Harbormaster Report
Piers, Harbor and Lakefront Committee
April 12, 2022

- **Buoy/Stall 2022 Leases**

- 2022 Season contracts will be mailed by February 1, 2022 with payment and forms due by March 15th (per City Ordinance) and grace period (with late fee) ending on March 25, 2022
- March 26, 2022 had received back all but 18
 - Non-renewal for 2022
 - WE Pier 2 (one to death of remaining spouse, one NRPO due to fee increase)
 - WE Buoys 4
 - Lagoon – 2
 - Kayak – 10
- An additional 19 contracts have been created and some remain outstanding, some have declined after receiving the contract
- As of April 7, 2022
 - WE Buoys – two (2) remaining to fill (offers made but no definitive commitment from individuals on the waitlist)
 - Kayak Slots – two (2) remaining to fill (offers made but no definitive commitment from individuals on the waitlist)
 - Lagoon slips – three (3) boat slips to fill, two (2) PWC to fill

- **Buoy/Stall Repairs**

- Buoy chain replacement budgeted and in process
 - Chain ordered and delivered
 - Shackles/Rings on order
 - Gage notified
 - Project should complete slightly under the budget of \$11,000
- WE Pier components delivered





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- Other issues
 - Draft of Buoy Mooring Instructions written and out for review by others (copy included with the HM Report)
 - Ice Fisherman – Build a bridge from shore to ice
 - 11 deck pallets thrown into the water
 - Recovered by Chief Peters of the LGFD



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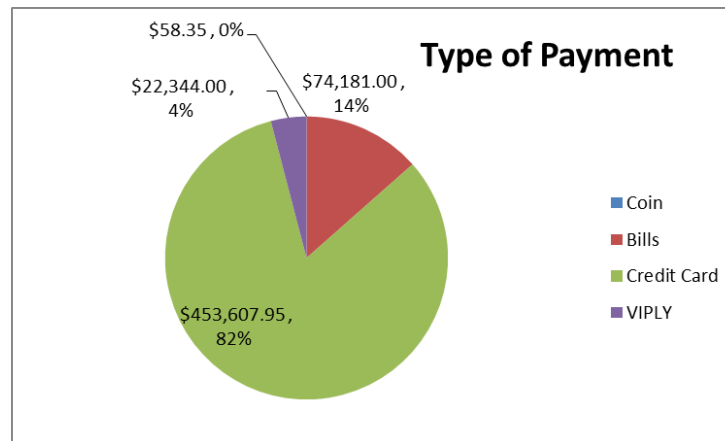
- Floating debris in Lagoon



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- **Beach**

- Recap of Type of Payment in 2021 by \$ and %



- Cash Alternatives
 - Researching REVERSE ATM'S – cash to card
 - Discussing with Riviera vendors

- **Boat Launch**

- VIPLY Pass has been resolved and is in process of being set up

- **Riviera 2022 Events Scheduled**

RIVIERA EVENTS 2022	
MONTH	No of EVENTS
January	4
February	0
March	1
April	2
May	7
June	9
July	10
August	7
Total	40

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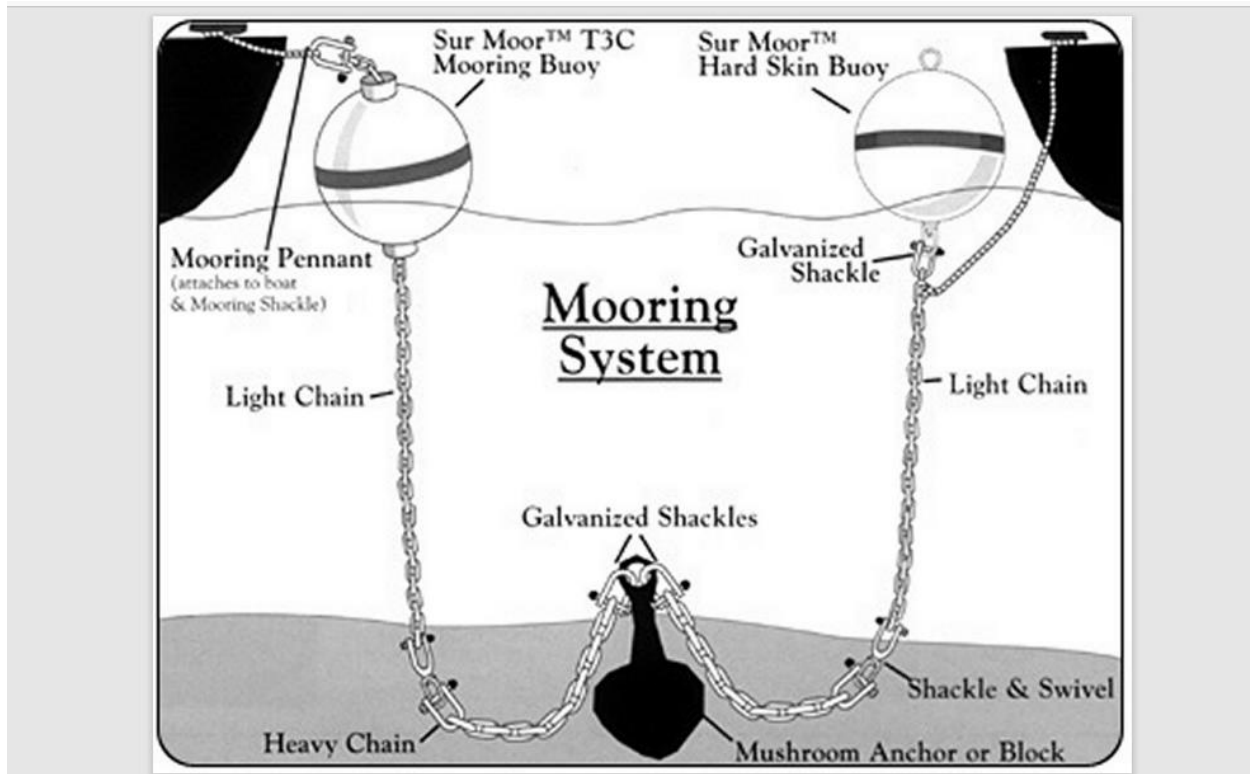
MOORING INSTRUCTIONS – BUOYS

CITY OF LAKE GENEVA

The buoy has one and only one primary duty: HOLD THE MOORING CHAIN AT THE SURFACE OF THE LAKE.

The following schematic has been shared in the past. It shows the two (2) basic types of mooring buoys; Fixed Buoy shown on the RIGHT and a Pass Thru Buoy shown on the left.

The following instructions will outline what is used by the City of Lake Geneva and the proper method for attaching you boat to the buoy at your assigned location.



BUOY TYPES:

The City uses both types of buoys; the Fixed Buoy and the Pass Thru Buoy. All buoy replacements will be done using the Pass Thru Buoy. The City has three (3) styles of buoys in the lake; FIXED TAPER BUOY, FIXED OBLONG BUOY, and PASS THRU TAPER BUOY. Remember that there are only the two types; FIXED and PASS THRU



FIXED TAPER BUOY WITH THE TOP
AND BOTTOM RINGS



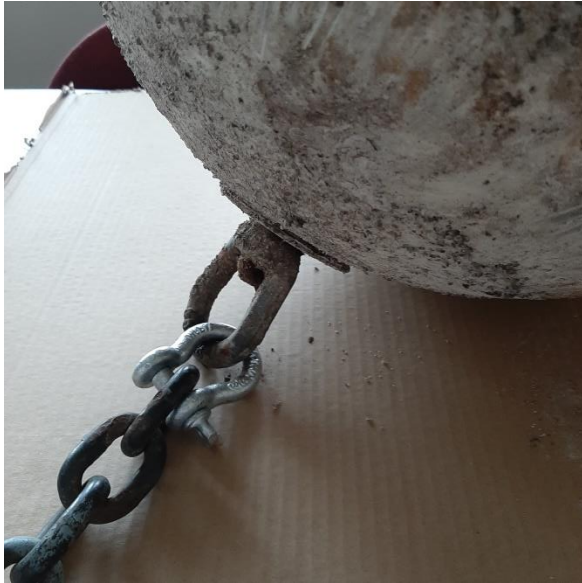
FIXED OBLONG BUOY WITH THE TOP
AND BOTTOM RINGS



PASS THRU BUOY, NO RINGS
CONNECTED TO THE BUOY

HOW THE CHAIN IS CONNECTED TO THE DIFFERENT BUOYS:

Fixed Buoy (tapered or oblong): The chain will be connected to the bottom ring of the buoy by using a "shackle". Again, the primary purpose of the buoy is to hold the chain at the surface.



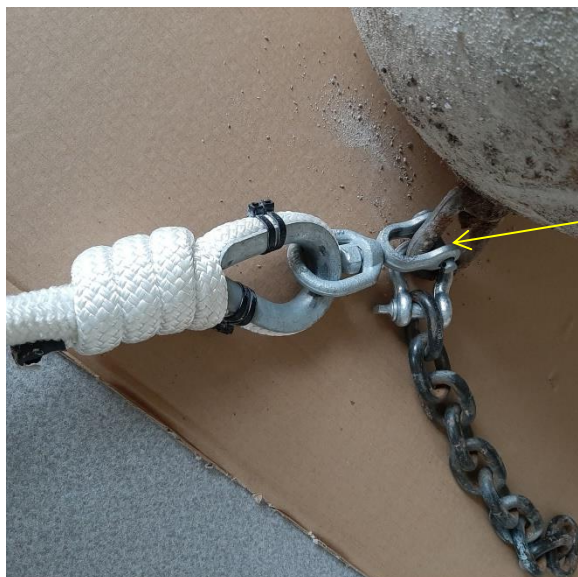
If this is the type of buoy in your assigned location, the proper method of securing your mooring line (pennant) is to attach it directly to the chain, not the bottom ring. If necessary, connect your line to the bottom ring but NEVER the top ring on a fixed buoy.

Examples:



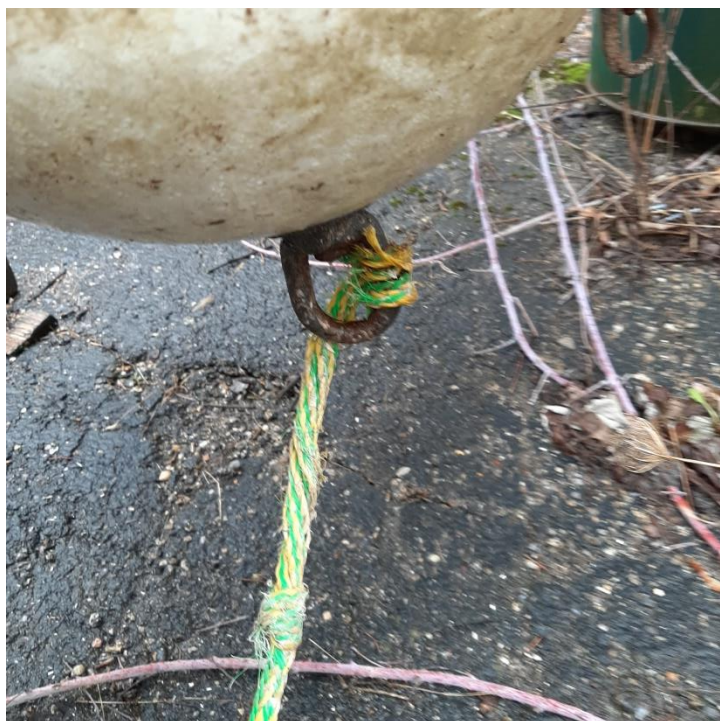
Carabiner thru the chain.

Carabiner to bottom ring



Pennant with swivel/shackle attached to bottom ring. If the shackle is a push in pin, safety wire or safety clip required to keep pin in place.

Pennant line connected to bottom ring using the eyelet in the rope. DO NOT USE THIS METHOD. The line is subject to chaffing and will twist and possibly break.



Pass Thru Buoy: This is the type of buoy that will be installed whenever a buoy needs to be replaced. As shown in the picture on page 2, this buoy has a tube going thru the center of the buoy.



The chain will be passed thru the tube and will be secured with a shackle and ring above the top of the buoy.



With the Pass Thru buoy, you connect your pennant directly to the ring that is on the buoy end of the chain.



CONNECTING TO THE BUOY WITH A PENNANT OR MOORING LINE:

Obviously, you can purchase a number of different styles and types of ropes with different configurations. The pennant ties the boat to the mooring buoy. Choose the largest diameter that reasonably fits through the cleat for best bet. Easy splicing 3 strand line is most common, made from nylon for shock absorbing stretch. Equivalent diameter double braid polyester offers more strength than 3 strand. To connect the pennant to the chain use an eye splice around a galvanized thimble and a heavy-duty galvanized shackle. Adding a safety line is recommended.

Single Rope with galvanized thimble on one end and eye loop on the other end, as shown in the picture below. The thimble end (metal that the rope goes around) should be used for the connection to the chain. Attach a shackle, carabiner or shackles/swivel to the thimble end. The eyelet end of the rope would be connected to a cleat on the boat.



Thimble End

Single Rope with one galvanized thimble end and double eye loops. Provides a backup safety feature by connecting two lines to the boat.



Single Rope with galvanized thimbles on both ends. Shackles or similar would be used on both ends for connection to the buoy chain and boat.



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, historically been used by Gage Marine, Inc. for the Boat Tour Business operated from the Riviera Pier under a lease and license agreement with the City of Lake Geneva, and by 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, Inc., 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 Corporation 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, Inc. 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, Inc.
4. Gage Marine, Inc. 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, Inc. agree that maintenance and repairs mutually agreed to by the parties in writing, shall be shared equally by the parties. Invoices submitted to the other party for mutually agreed upon repairs and maintenance shall be paid within thirty (30) days.
6. Gage Marine, Inc. agrees to provide security for the Riviera Piers from the commencement of their boat tour business each year through the month of November.
7. Any termination of the lease or license agreement between the City of Lake Geneva and Gage Marine, Inc. shall be a termination of this Agreement.

8. Gage Marine, Inc. 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 March, 2022

GAGE MARINE, INC.

CITY OF LAKE GENEVA

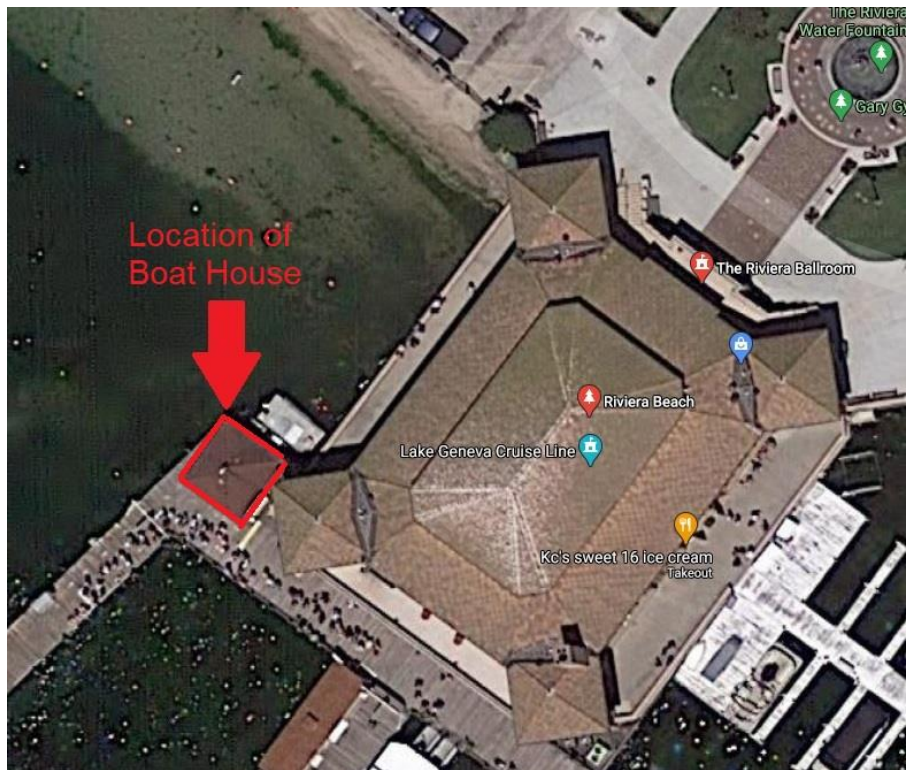
By: _____
WILLIAM GAGE, President

By: _____
CHARLENE KLEIN, Mayor

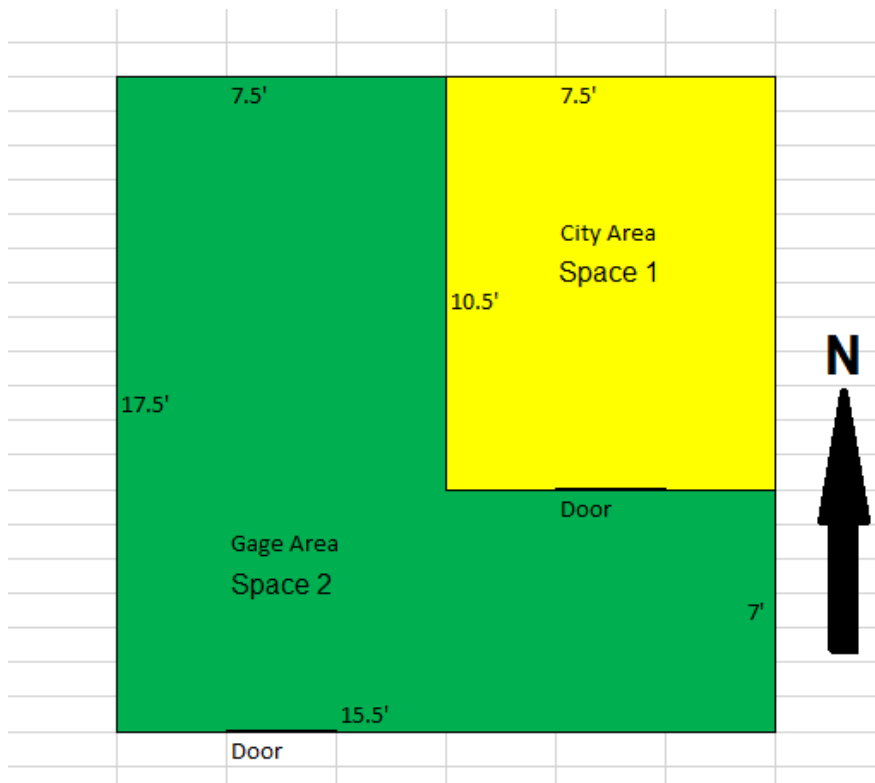
Attest: _____

Attest: _____
LANA KROPF, City Clerk

Exhibit A



Interior:



City Administrator

From: City Administrator
Sent: Tuesday, April 5, 2022 1:54 PM
To: Joan Yunker
Subject: FW: Pier building repairs

Tracking: **Recipient** **Delivery**

From: Tom Earle
Sent: Tuesday, April 5, 2022 6:13 AM
To: City Administrator <cityadmin@cityoflakegeneva.com>
Cc: Nan Elder <dpwoffice@cityoflakegeneva.gov>
Subject: Fw: Pier building repairs

Mr Nord, below are photos of the pier building at the Riviera and a list of needed repairs as requested. Let me know of anything additional you need.

Recommendations;
Roof replacement
Repair/replace rotted wood exterior. (soffit/trim/fascia, etc.)
Paint exterior
Replace front door and lockset
Replace windows
Minimum interior work.
New lockset on interior door.

Est; \$20-40k. With todays market I am getting prices with wide ranges.

Tom Earle, Director
City of Lake Geneva Department of Public Works
Streets, Parks, Lakefront, Forestry, Cemeteries, Buildings and Grounds
1065 Carey St. Lake Geneva WI. 53147
(262)248-6644

Shipping/Receiving hours: Monday, 5am-2pm. Tues-Thurs, 6am-2pm. NO FRIDAYS. Call for Holiday schedules.

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