



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

**PIERS, HARBORS, AND LAKEFRONT COMMITTEE
TUESDAY, MAY 10, 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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AGENDA

1. Meeting called to order by Chairman Yunker
2. Roll Call
3. Discussion/Recommendation regarding the approval of the April 12, 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, APRIL 11, 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 March 8, 2022 Piers, Harbors, and Lakefront Committee minutes as prepared and distributed. Moved by Dunn, seconded by Hedlund. Motion carried by unanimous voice vote.

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

Mary Jo Fesenmaier, 1085 S. Lake Shore Drive addressed the Committee concerning agenda items 5 and 6 and also requested that the issue of seaweed in the lagoon be addressed at an upcoming Piers, Harbors and Lakefront Committee meeting.

Harbormaster Report. Harbormaster Russell addressed the committee and provided a review of the written report that was included in the meeting packet. General conversation and questions among members of the committee and the Harbormaster.

Discussion/Recommendation regarding a memo of understanding/agreement with Gage Marine for the shared use of the boathouse located at the Riviera. Attorney Draper indicated that he was in contact with representatives of Gage Marine earlier today concerning the matter. City Administrator Nord shared an email from Public Works Director Tom Earle concerning the cost of basic repairs to the boat house.

After general discussion among the committee members, Howell so moved that this topic be continued until the committee hears from representatives of Gage Marine as well as Public Works Director Tom Earle. Yunker seconded the motion. Motion carried by unanimous voice vote.

Adjournment. At 5:16 pm, Motion by Howell to adjourn, seconded by Dunn. Motion carried by unanimous voice vote.

Harbormaster Report
Piers, Harbor and Lakefront Committee
May 10, 2022

This report is informational. No specific data to report on.

- **Buoy/Slips/Piers**
 - West End Slips – Completely leased
 - West End Buoys – Filled and completely leased
 - Lagoon – 3 open slips; 2 for boats and 1 PWC designated slip
 - Riviera Slips/Buoy – Filled
- **Beach**
 - Nothing to report
- **Boat Launch**
 - VIPLY implementation in process
 - Staffing is currently extremely low
 - May will have one individual staffed on Saturday & Sundays only
 - Working on hiring for additional staffing starting on Memorial Day weekend
 - Based on current hiring trend, launch will most likely not be staffed during the week
 - Controlling payments by users of the launch will be problematic
- **Storm Damage to Elmer's Boat Rental Pier and the Gas Pier**
 - April 14 – wind storm caused significant damage to the piers
 - April 16 – Gage began cleaning up the damage and replacing deck pallets that could be located
 - April 20 – Gage provided first estimate for repairs
 - April 21 – Gage modified the estimates adding in the CRIB damaged on Elmers pier
 - April 22 – Approval given to Gage to move forward with repairs
 - Total estimated repair costs - \$36,000

Timeline for repairs has been affected by material availability, staffing and weather.



Elmer's Rental pier. Far pier out of
crib; supports and stringers need
replacing



Gas Pier damage from storm



- **Current Projects:**

- Elmer's and Gas Pier repairs
- Buoy and buoy chain install
- Fishing pier install
- Lagoon cleanout plan for 2022
- Hiring for remaining open position
- Prepare beach area for Memorial Day staffing
- Develop plan for unattended boat launch
- Lagoon Pier rebuild plan

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

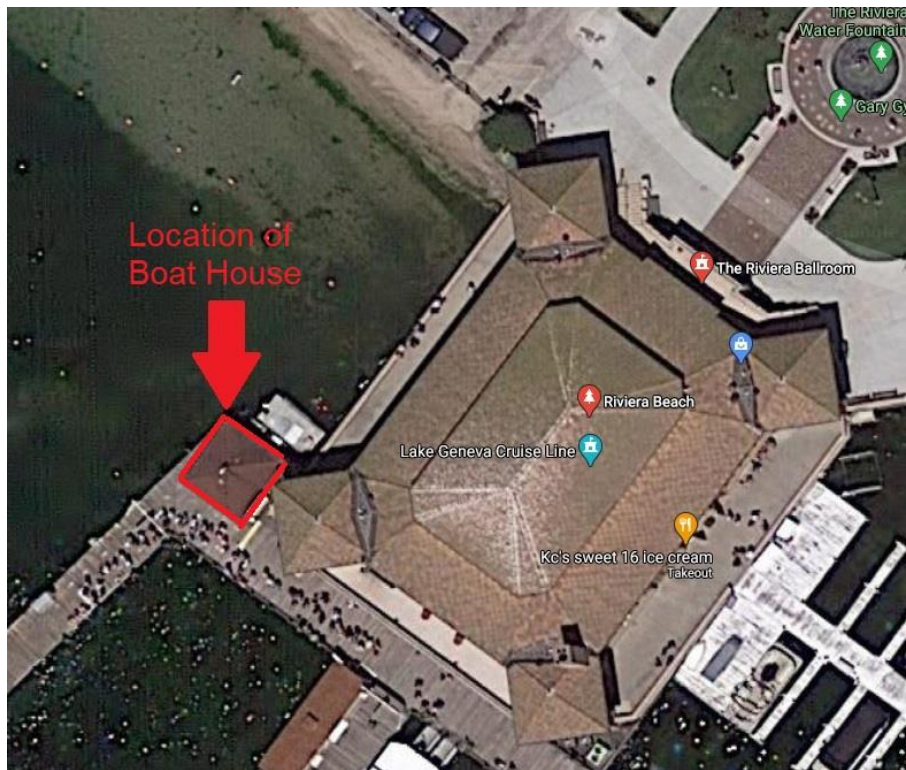
By: _____
WILLIAM GAGE, President

By: _____
CHARLENE KLEIN, Mayor

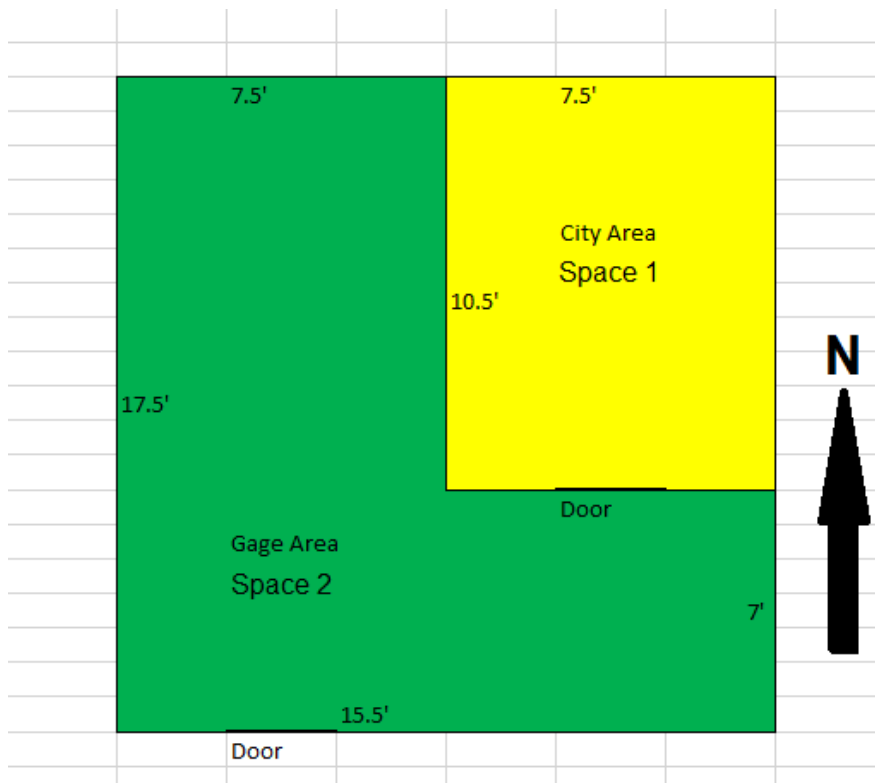
Attest: _____

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

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