



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

CITY OF LAKE GENEVA PIERS, HARBORS, AND LAKEFRONT COMMITTEE

TUESDAY, SEPTEMBER 12, 2023 - 5:00 PM

LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Committee Members: Chairperson Joan Yunker, Alderpersons: Shari Straube, Ken Howell, Peg Esposito, and Tim Dunn

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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 July 11, 2023 Piers, Harbors, and Lakefront Committee meeting minutes as prepared and distributed
5. Harbormaster Report
6. Discussion/Recommendation regarding Riviera Roof related to bird eradication
7. Discussion/Recommendation regarding current status and future use of Lagoon Slips
8. Discussion/Recommendation regarding a quote for Lagoon Dredging DNR Samples from Inland Dredging
9. Discussion/Recommendation regarding a quote for seasonal removal of gas pier finger piers from Gage Marine
10. Update regarding Lake Geneva Dam Project
11. 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 MINUTES
TUESDAY, JULY 11, 2023, 5:00 PM
CITY HALL COUNCIL CHAMBERS**

Committee Members: Chairperson Joan Yunker, Alderpersons: Shari Straube, Ken Howell, Peg Esposito, and Tim Dunn

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

Roll Call

Present: Yunker, Howell, and Esposito.

Absent: Dunn and Straube (both excused)

Comments from the public limited to 5 minutes, limited to items on this agenda. None.

Approval of the June 13, 2023, Piers, Harbors, and Lakefront Committee minutes as prepared and distributed. Motion by Esposito to approve. Seconded by Howell. Motion approved by unanimous voice vote.

Harbormaster Report. Harbormaster Steve Russell reviewed the information submitted in the meeting packet including boat launch and beach revenues and an update on the vacant city slips and buoys.

Russell advised the committee that, as of today, three requests for proposals (RFPs) have been released for the proposed dam spillway project being undertaken by the Geneva Lake Level Corporation. Russell advised the committee that depending on the responses received, the slips and walkway in the lagoon may need to be removed. The City will, later, need to decide if the slips will be reinstalled / replaced after the project is completed. General discussion was had among the committee members, who agreed that this may need to be placed on a future Piers and Harbors committee agenda.

Discussion/Recommendation regarding addition of fountain or aerator to circulate lake water on the East side of Riviera Beach – Geneva Lake Environmental Agency request.

Russell reported that, based on his research, the primary source of E.coli along the lakefront is generated by bird waste. While that roof of the Riviera building has substantial bird waste on its roof; the primary areas of impact are the water's edge and the sand immediately under the water. Russell noted that current E.coli readings are low and have not posed a problem so far this season.

Russell advised the committee that he will be posting signs on the beach advising the public not to feed the waterfowl (ducks, geese, seagulls, etc.). This is currently a City ordinance and does not require committee action by the committee or the City Council.

In addition, Russell recommended that the City purchase an aerator to help circulate the water near the east side of the Riviera Beach. This type of aerator will be attached to the Riviera pier and does not require a permit from the Wisconsin DNR. Russell further noted that Geneva Lake Environmental Agency supports the posting of signs and the installation of the aerator. After additional discussion Howell so moved to take the purchase of the aerator to the next FLR meeting. Esposito seconded. Motion carried by unanimous voice vote.

Discussion/Recommendation regarding West End Kayak/Paddleboard launching with implementation of \$5.00 launch fee. Harbormaster Russell addressed the committee and stated that this launch fee is comparable to neighboring communities. Funds collected would be used to improve the launch capability on the west end. After some discussion, Howell so moved to recommend implementing this fee and forwarding the recommendation to the next FLR meeting. Esposito seconded the motion. Motion carried by unanimous voice vote.

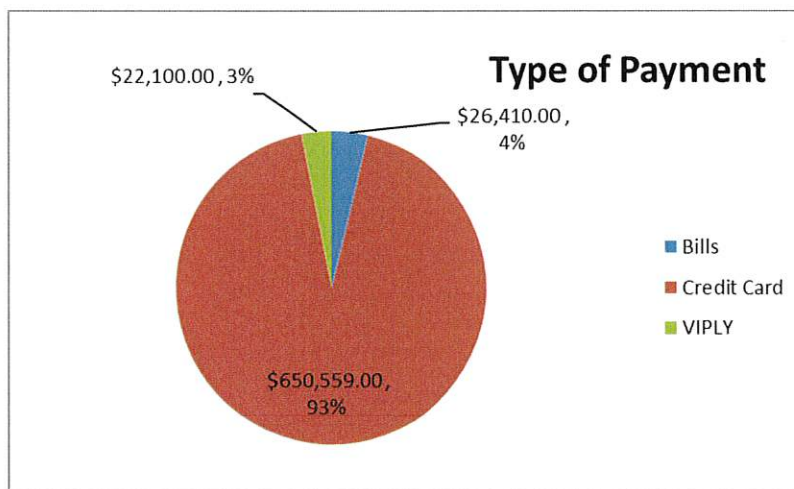
Future agenda item: Esposito requested that the topic of ADA accessibility for the Riviera Beach be placed on an upcoming Piers and Harbors committee agenda.

Adjournment. At 5:23 PM Esposito made a motion to adjourn. Seconded by Howell. Motion carried by unanimous voice vote.

Harbormaster Report
Piers, Harbor and Lakefront Committee
September 12, 2023
Agenda Item #5

- **Buoy/Slips/Piers**
 - Nothing to report
- **Beach**
 - Days of operation thru Sept 4th = Ninety-two (92)
 - 3 days closed due to weather
 - Attendance (Paid plus Residents) does not include children under 7
 - May: 4,317 (Memorial Day Weekend)
 - June: 20,752
 - July: 34,769
 - August: 15,644
 - Sept: 5,323 (Labor Day Weekend)
 - Revenue – Gross May 27 thru September 4
 - Does not take into account taxes or credit card fees

Row Labels	Sum of COIN	Sum of BILLS	Sum of CARD	VIPLY	Total
May	\$ -	\$ 1,530.00	\$ 37,460.00	\$ 1,430.00	\$ 40,420.00
June	\$ 11.00	\$ 8,350.00	\$ 155,899.00	\$ 4,450.00	\$ 168,710.00
July	\$ 20.00	\$ 10,920.00	\$ 275,830.00	\$ 11,450.00	\$ 298,220.00
August	\$ -	\$ 4,430.00	\$ 134,950.00	\$ 3,950.00	\$ 143,330.00
September	\$ -	\$ 1,180.00	\$ 46,420.00	\$ 820.00	\$ 48,420.00
Grand Total	\$ 31.00	\$ 26,410.00	\$ 650,559.00	\$ 22,100.00	\$ 699,100.00



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

Less VIPLY	Gross Rev
Row Labels	Sum of TOTAL
Sunday	\$ 151,280.00
Monday	\$ 108,170.00
Tuesday	\$ 81,950.00
Wednesday	\$ 47,990.00
Thursday	\$ 56,920.00
Friday	\$ 63,890.00
Saturday	\$ 166,800.00
Grand Total	\$ 677,000.00

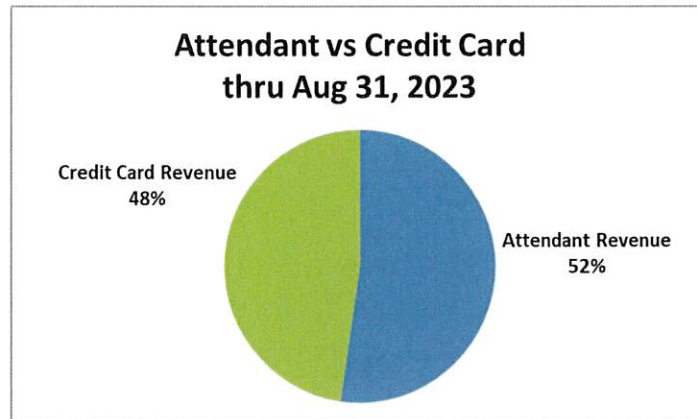
- Holiday Weekend Sales – Three (3) year history paid admission

Holiday Weekend	2023	2022	2021
Memorial Day	\$ 38,990.00	\$ 31,533.00	\$ 8,325.00
4th of July	\$ 67,680.00	\$ 44,600.00	\$ 63,654.00
Labor Day	\$ 47,600.00	\$ 8,962.00	\$ 15,912.00
Total Revenue	\$ 106,670.00	\$ 85,095.00	\$ 87,891.00

- Memorial Day Weekend: 2023 versus 2022 Increase is a result of the increased Admission Fee
 - Fourth of July Weekend: 4 days, Saturday/Sunday slow due to weather
 - Attendance: Paid + Residents: 7,982
 - Under 7 years of age (est at 30%): 2,395
 - Total estimated attendance: 10,377
 - Labor Day Weekend – Hot and Sunny all weekend
 - Attendance: Paid + Residents: 5,323
 - Under 7 years of age (est at 30%): 1,597
 - Total estimated attendance: 6,920
- Boat Launch
 - Revenue May 2023 thru August 2023

TIL Rev		TIL Rev	
Attended		Credit Cards	Total Rev
\$10,442.00		\$9,518.00	\$19,960.00

- Season Pass Rev: \$ 7,410 (92.6% of Budget)



○ Total Launches

PAID LAUNCHES THROUGH AUGUST 31, 2023

	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	0	7	34	364	68	184	10	27	11	28
Credit Card Launches	0	16	112	337	50	155	14	16		
Total Launches	0	23	146	701	118	339	24	43	11	28

Total Paid Launches	1433	74%
Total Season/Commercial Pass Launches	503	26% Season pass only recorded during attended time periods
	1936	

Same period 2022: 1553 Launches
2023 increase of 24%

- **Kayak/Paddleboard Launch Update**

- Signage ordered
- Envelopes on order
- Once both are in honor payment system will be put in place

- **Handicap Access to Beach**

- Alternate access method



-
- Estimated costs: \$1250 - \$3000

- **Riviera**

RIVIERA EVENTS 2023	
MONTH	No of EVENTS
January	2
February	1
March	2
April	3
May	8
June	10
July	10
August	6
September	11
October	7
November	4
December	4
Total	68

September 12, 2023

Piers, Harbor & Lakefront Committee Meeting

Agenda Item 6 – Seagulls on Riviera Roof

Issue: Unsightly roof and smell

Solutions: Install visual or sound deterrents



Bird wire along peaks



Laser systems:

<https://birdcontrolgroup.com/automated-laser-bird-repellent/>



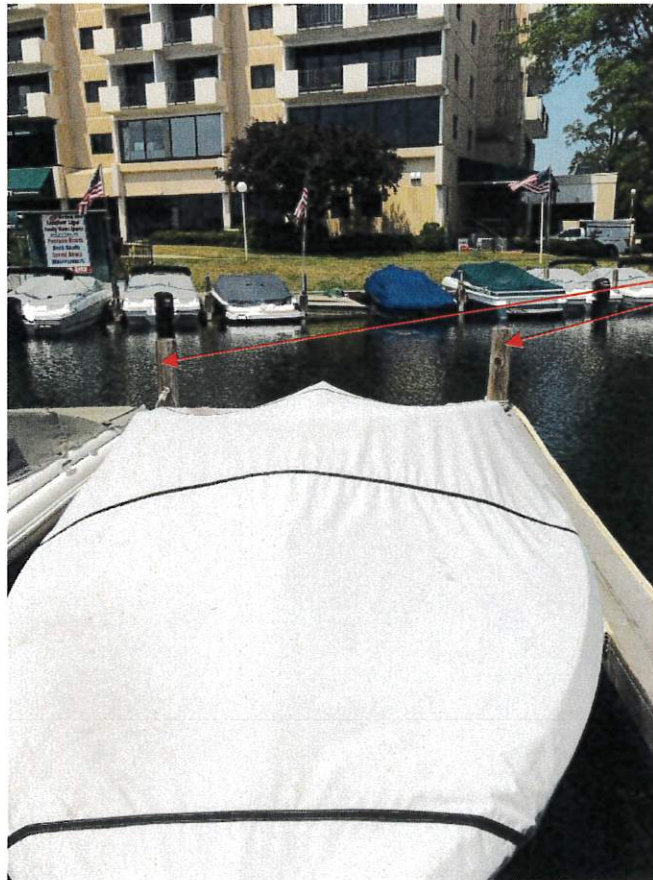
SEPTEMBER 12, 2023
PIERS, HARBOR & LAKEFRONT COMMITTEE MTG
AGENDA ITEM # 17
Lagoon Slip Issues:

1. Boat slip size
2. Deterioration of piers
3. Build up of lake debris; seaweed, leaves, branches, etc

The following is affecting the width of the slips:

- Winter freeze/thawing; heaving of the posts that support the finger piers
- Unauthorized boats entering slips during the early spring and late fall (sliding oversize boats into stalls and going into the City)
- Lessees purchasing new boats that are too large
- Low water level, places the widest part of the boat at the height of the finger piers

Examples:



Note how the posts/pilings are angled out from the slip



PIER DETERIORATION:



Debris Buildup:

Debris buildup is a yearly issue. In 2022 the buildup was so severe, slips 1-8 were cleaned up using DASH (Diver Assisted Suction Harvesting).

The Lagoon has been dredged twice in the last 25 years:

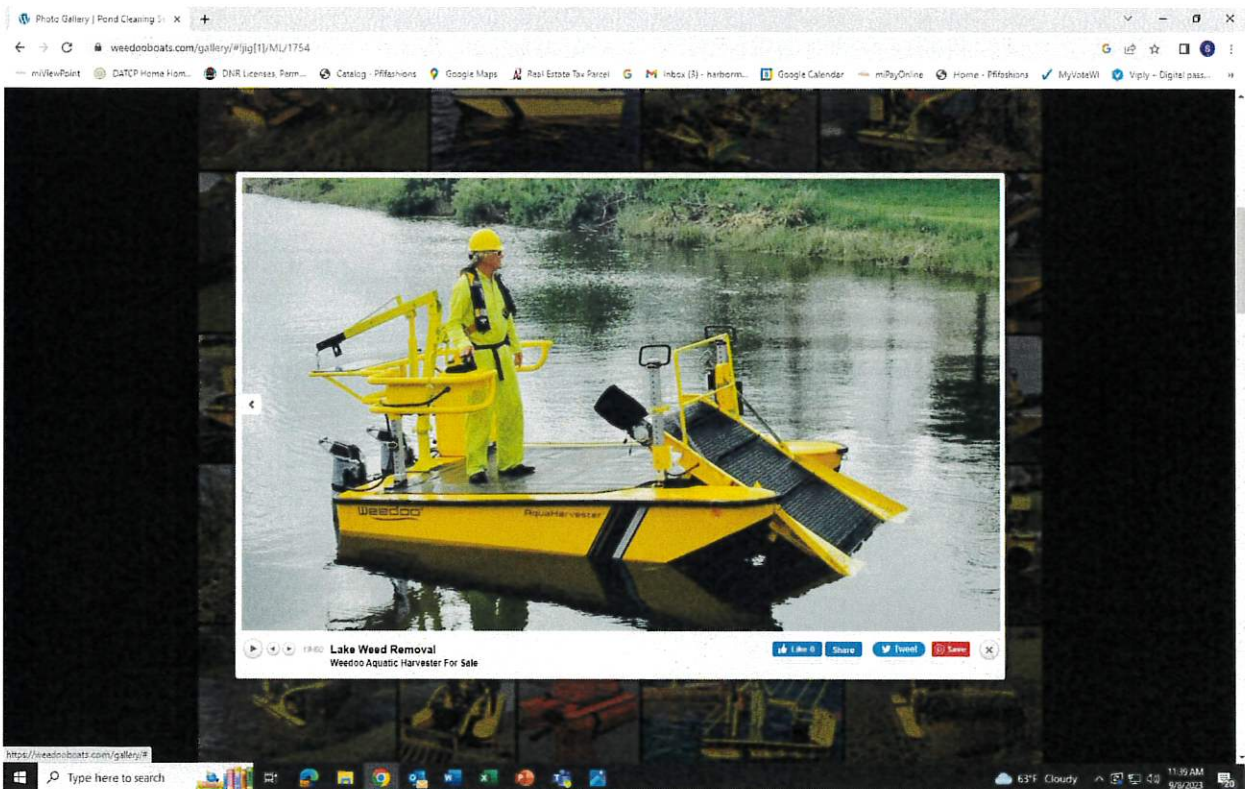
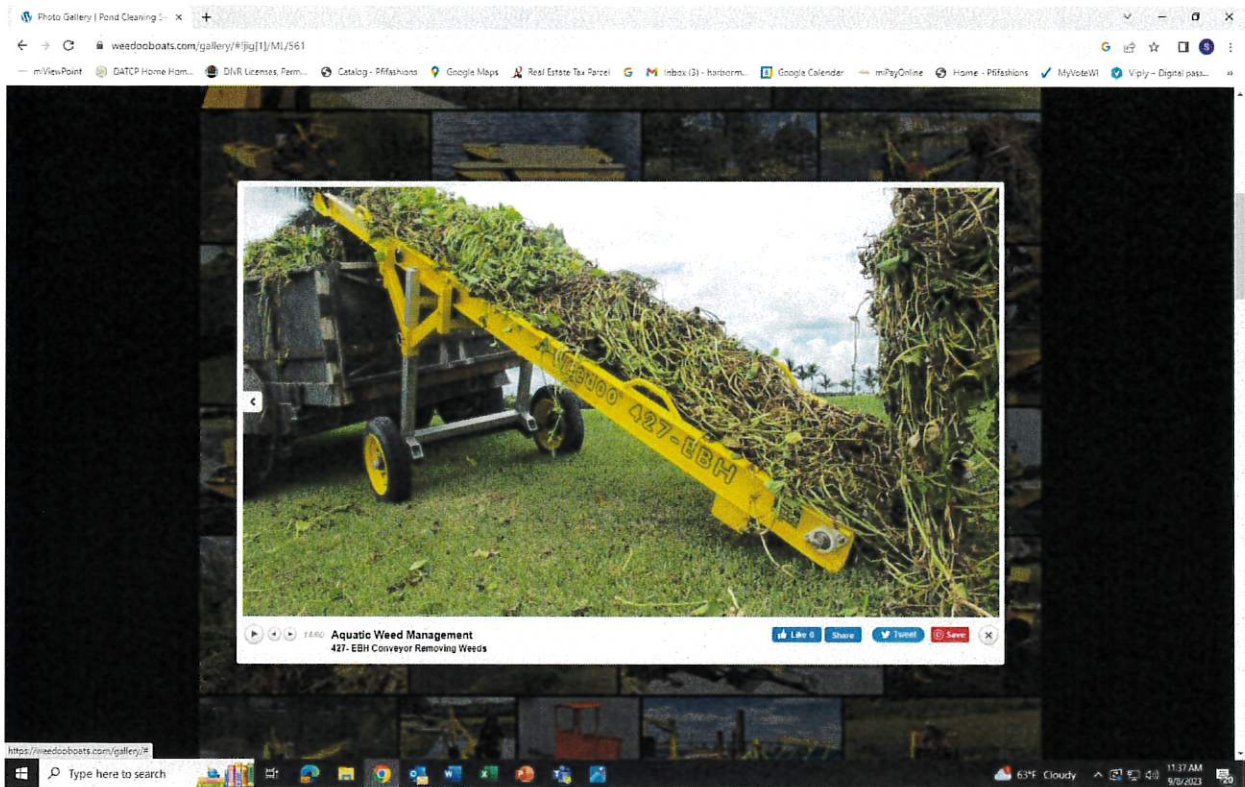
- 1999 Hydraulic dredging with the sediment pumped to the area near the Museum
 - Cost was approximately \$50,000
 - Records indicate that this was a full dredging of the lagoon
 - Records indicate that the Geneva Towers HOA had agreed to participate in funding the dredging
- 2013 Mechanical dredging took place
 - Cost was approximately \$55,000
 - This was NOT dredging of the entire lagoon area
 - Center to the south (spillway) only
 - Some dredging under the Wrigley Dr bridge into Geneva Lake
 - The Geneva Towers HOA did NOT participate in funding
- 2023 Dredging Estimates
 - \$100,000 placed in the 2023 budget
 - One preliminary estimate received: \$300,000



Options Moving Forward:

- Option 1: Do nothing, leave as is
 - Not feasible with the current condition of the piers
- Option 2: Full repair of the existing structure (cost may exceed the cost to tear out and replace)
 - Remove every second “finger” pier and piling making the City owned slip area wider. Add a 2x10 to separate boats
 - Designate some single slips (fit 8’6” beam boats)
 - Limit boat size
- Option 3
 - Redesign the City owned slips and replace with a floating dock system or rigid system
 - Define length and beam maximum dimensions for boats
 - Add PWC floating docks in narrow areas of Lagoon (entrance by bridge and near Mill Creek gates)
 - Estimated cost: \$300,000 - \$400,000
- Option 4
 - Remove City owned slips and not replace
 - Eliminate Dredging
 - Eliminate annual cleanup
 - Eliminate maintenance and repair
- Option 5
 - Remove City owned slips and make the lagoon more “recreational”
 - Fishing
 - Fishing lessons for children
 - Kayak launching (fee based)

If the City determines it is in the City’s best interest to keep the Lagoon area free of weed buildup irrespective of whether slips exist or not, an option to consider is the purchase of a weed harvester and conveying system. Regular maintenance of weed and debris that winds up in the lagoon as a result of the natural flow of water may result in reducing the need for dredging every ten (10) years.





MARICORP

May 15, 2023

City of Lake Geneva
626 Geneva St
Lake Geneva, WI 53147
262-248-6644
harbormaster@cityoflakegeneva.com

RE: Lagoon Docks, 626 Geneva St, Lake Geneva, Walworth County, Geneva Lake, WI

Mr. Steve Russel,

MariCorp US, LLC, appreciates the opportunity to provide a proposal on this project. We hope to earn your current and future business by providing superior customer service and products that will stand up to the challenges a marina setting on Geneva Lake presents for years to come. We know that our product's qualities are second to none. We hope that any questions concerning product comparisons between ours and another product are addressed so we can provide answers to aid your decision. We propose the following:

Specifications for the new dock:

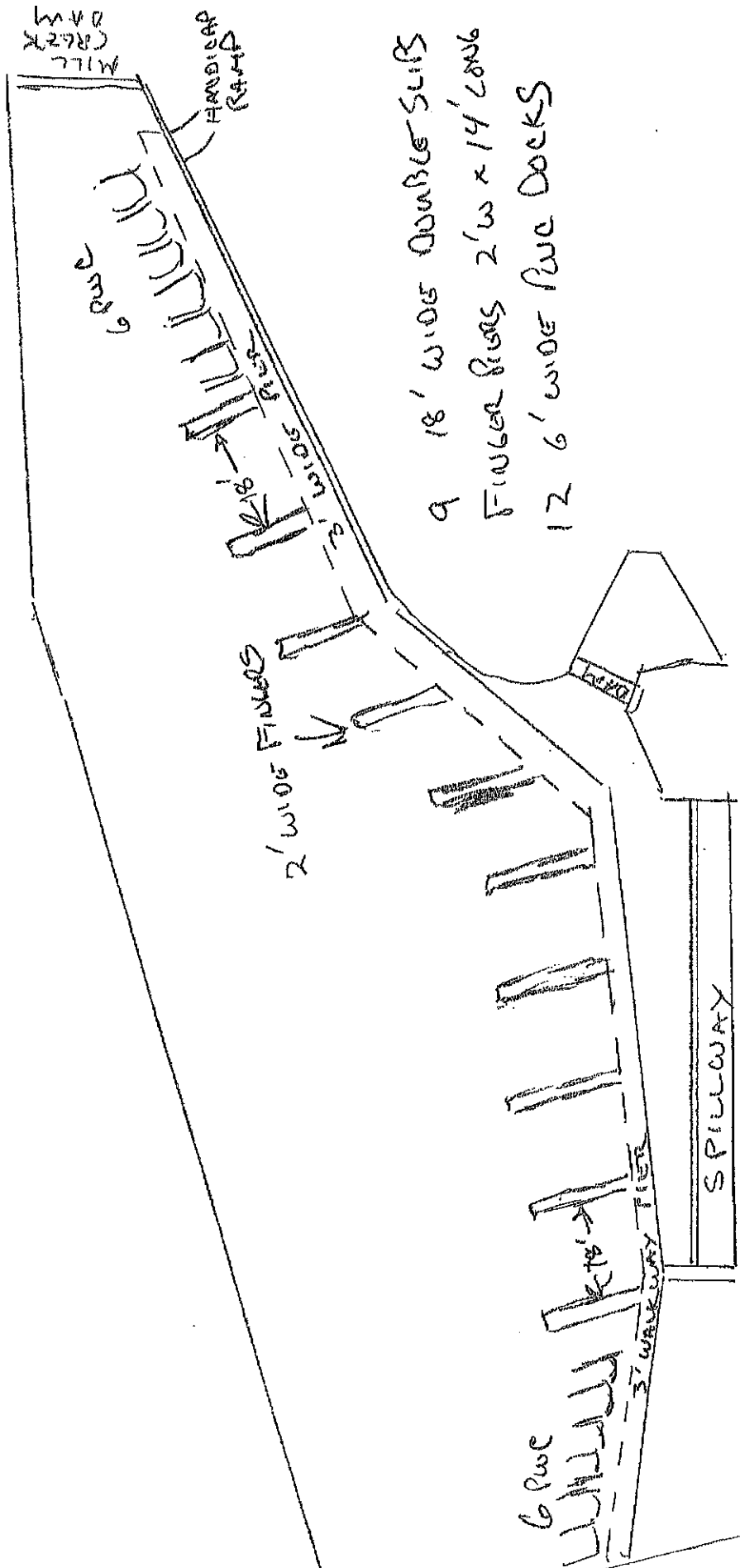
- **Substructure:** Substructure frames are 12" tall with (2) - 18" diagonal opposing truss web members on each side of the frame in each 4' section and crossways between boxes. (2) Diagonal members between the two bottom chords in every 4' section. Frames fabricated using 2" x 2" x $\frac{3}{16}$ " structure chords, 1 $\frac{1}{2}$ " x 1 $\frac{1}{2}$ " x $\frac{3}{16}$ " trusses, and verticals 1 $\frac{1}{2}$ " x 1 $\frac{1}{2}$ " x $\frac{3}{16}$ " diagonals with 3" x 3" x $\frac{3}{16}$ " angle at connections points. Frame-to-frame connections utilize (8) $\frac{1}{2}$ " x 1 $\frac{1}{2}$ " yellow zinc finish Grade 8 bolts and zinc-plated Grade A lock nuts.
- **16" Floats:** Polyethylene roto-molded float (.150" nominal wall thickness) with encapsulated polystyrene. Floatation meets the U.S. Army Corps of Engineers regulation #36 CFR part 27 and the "Hunt" water absorption test. Floatation has square reinforced corners and molded mounting slots. Floats will be attached to the substructure of the dock with 3/8" x 3" zinc-plated thread-cutting screws.
- **Decking:** 2" x 6" treated lumber running crossways, deck boards attached to steel runners on 16" centers with $\frac{5}{16}$ " x 2 $\frac{1}{4}$ " Torx Type F screws.
- **Anchoring:** (24) Select Series spuds with 5" schedule 40 collars and 4" x schedule 40 x 21' spud pole.
- **Utilities:** None.
- **Gangway:** None. Step off stairs onto docks.
- **Accessories:** Black vinyl rub rail on the full perimeter, 10" galvanized top mount cleats, 2" x 6" treated double lumber skirt board.

FRAMES, ANCHORS, COLUMNS, BRACING, RAILING, GANGWAYS, AND OTHER STEEL COMPONENTS MANUFACTURED BY MARICORP U.S. ARE HOT DIP GALVANIZED AFTER FABRICATION. GALVANIZED OR GALVALUME-COATED PURLINS. ROOF SHEETS GALVALUME COATED OR GALVALUME COATED AND PAINTED.

Deliver preassembled the following docks:

Ed Snyder | Regional Sales Manager | ed.snyder@mcus.com

PO Box 701 | Shell Knob, MO 65747 | 417-858-8814 | www.maricorp.com



BRIDGE

WRIGLEY DR.

September 12, 2023

Piers, Harbor & Lakefront Committee Meeting

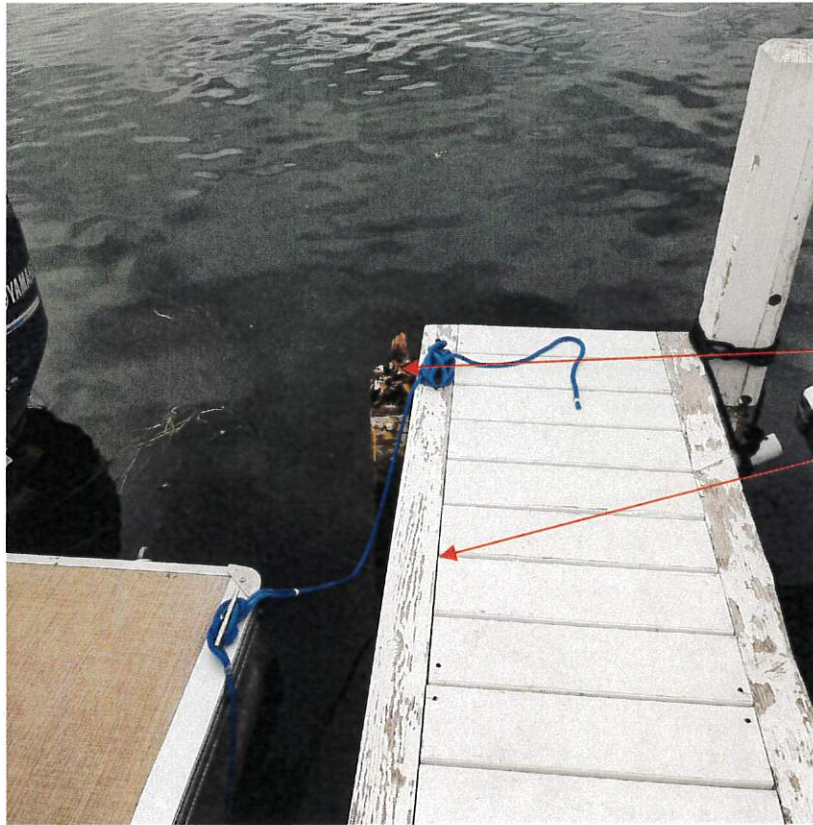
Agenda Item #9 – Seasonal Removal of Gas Pier Finger Piers

Issue: Spring and Fall wind storms create high waves resulting in loss of deck pallets and damage to the pier structure.

- Storms in April and November of 2022 caused approximately \$16,000 in damage to the Gas Pier structure
- November 2022 storm resulted in creating the RFP to replace ALL of the Gas Pier decking
- During the installation of the Gas Pier decking in March/April of 2023 high winds created problems with the installation of the decking
- Capping of the main walkways was completed as part of the redecking of the Gas Pier
 - This ensures that the deck pallets stay in place during high winds/high waves
- Capping of the finger pier pallets is not feasible due to the narrow width of the finger piers
- Solution – Seasonal remove of the finger piers (deck pallets, stringers and horses)
 - Allows for inspection and replacement of components during the “off” season
 - Store the components on the beach or south side of the Riviera
 - Annual cost for spring install and fall removal - \$6800 (see Gage Marine Proposal)
 - Eliminates the need to “raise” the Gas Pier as previously suggested



Decking has been “capped” to keep the pallets in place



Broken H support

Narrow finger pier – not capped,
deck pallets are loose

Gage



1 Liechty Drive
P.O. BOX 220
Williams Bay, WI 53191
PH: (262)245-5501
FAX: (262)245-9052

Estimate # : 569614 Retail
Written by : Jessica Ackman

ID/Pier# : 0000000583 Pier 0
Lake : Lake Geneva
Land Address : 626 Geneva St., LG
Boat Co. :
Canvas Co. : LAKGEN

0000000460 * City of Lake Geneva
626 Geneva St.
Lake Geneva, WI 53147

Home
Work (262) 248 - 3673
Cell
Email harbormaster@cityoflakegeneva.com

Operation	Description
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NOTE	City of Lake Geneva gas pier slips
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Job Total	0.00	☐	Approval
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00	SPRING PIER INSTALLATION
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Job Total	4,000.00	☐	Approval
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10	FALL PIER REMOVAL
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Job Total	2,800.00	☐	Approval
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Thank you for your business!

**Please authorize this estimate by email to
piers@gagemarine.com**

**If you have any questions, please contact
Jessica at #262-245-5501 x428**

Estimate Summary	
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DM Sales Tax Rate	
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Total Estimate	\$6,800.00
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ESTIMATES: Estimates are valid for 15 days from the date written. Gage Marine reserves the right to adjust all estimates based on changes to parts or labor costs, rates and availability pricing fluctuations. Gage Marine reserves the right to amend all estimates for damage/failure not yet found that may be discovered during repairs or runability tests. *Some approved services cannot be estimated, so the customer is approving all fees applicable to approved requested services.

September 12, 2023

Piers, Harbor & Lakefront Committee Meeting

Agenda Item #10 – Spillway/Dam Repair Update

- RFP bid opening July 27, 3023

Bid Description	Responsible Party	Estimates	Only Bid
Base Bid Spillway/Dam	Geneva Lake Level Corp (community split per agreement)	\$ 277,345.50	\$ 551,332.00
Additional Bid #1 Mill Creek Raceway Repair	Geneva Lake Level Corp (community split per agreement)	\$ 32,200.00	\$ 71,675.00
Additional Bid #2 - Seawall Repair	City of Lake Geneva	\$ 46,092.00	\$ 119,403.00
		\$ 355,637.50	\$ 742,410.00

-
- Project included removal of City owned piers and slips
- Project delayed until fall of 2024
- Project being modified to eliminate the Coffe Dam and repair one gate on dam
- Seawall Repair to be separated from the spillway/dam project