



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

**PIERS, HARBORS, AND LAKEFRONT COMMITTEE
TUESDAY, OCTOBER 8, 2024 - 5:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Members:

Chairperson Linda Frame, Alderpersons: Shari Straube, Sherri Ames, Peg Esposito, and Ken Howell

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AGENDA-AMENDED TO INCLUDE ITEM #10

1. Meeting called to order by Chairperson Frame
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 from September 10, 2024, and the Special Piers, Harbors, and Lakefront Committee minutes from September 24, 2024
5. Harbormaster Report-Erick Nicia
6. Discussion of GLEA Request Report
7. Discussion/Recommendation on the Marina Bay Rental Contract
8. Discussion/Recommendation on the Water Safety Patrol Agreement
9. Discussion of Costs Clarifications-Lagoon Seawall
 - Rip Rap-Boulder
 - Cement Smooth Wall
 - Modular Wall
10. Discussion of Kapur Lagoon Dredging Bids Timeline Schedule
11. Discussion/Recommendation; Summerset, Lagoon Pier Replacement option
 - West End/Library Park-Drone Simulation of Open Waters Piers
 - Steel Piers-Summerset Marine Construction estimated cost
12. Adjournment

No official Council action will be taken; however, a quorum of the Council may be present. Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's office in advance, so the appropriate accommodations can be made.

CITY OF LAKE GENEVA PIERS, HARBORS, AND LAKEFRONT COMMITTEE MINUTES

TUESDAY, SEPTEMBER 10, 2024 - 5:00 PM

LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Chairperson Linda Frame, Alderpersons: Shari Straube, Sherri Ames, Peg Esposito, and Ken Howell

Meeting called to order by Chairperson Frame

Chairperson Frame called the meeting to order at 5:00 pm.

Roll Call

Present: Frame, Ames, Esposito, Howell, and Straube

Absent: None

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

Angela Podesta, 255 Elmwood Ave, spoke on item 7 and her experience with having her boat in the lagoon, and advocated for building a pier on the lake rather than putting piers back in the lagoon. She asked that the decision be made quickly.

Mary Jo Fesenmaier, 1085 S Lake Shore Dr, spoke on item 9, stating that the agenda item was incorrect as GLEA does not have the authority to close the Lake, but was involved in the process.

Approval of the Piers, Harbors, and Lakefront Committee minutes from July 9, 2024

Motion by Howell to approve, second by Ames.

No discussion. Motion carried 5-0 on a voice vote.

Kapur report by Naomi Rauch regarding Lagoon status of:

Lagoon Sea Wall and Bid status

Naomi Rauch gave a report on the sea wall replacement project options and asked for direction on the project.

Questions between the Committee members and Ms. Rausch followed on topics such as the lifespan of the concrete being about 50 years, the rip rap shoreline option, potential number of piers and boat slips, and costs associated with the options.

Lake Leveling details

Ms. Rauch spoke on the Geneva Lake Level Corporation's activities, the fall timeline for the dam project, and the goal level for the seawall project.

The total level reduction for the project should be 3-4 inches below the spillway, for about 6 weeks.

Discussion/Recommendation; Lagoon Options

Piers-to replace, to not replace, other options possible

Frame asked for thoughts on the options for the Lagoon.

Howell asked for clarification on the costs of projects.

Ames expressed that more information is needed on the topic before the Committee can make a decision.

Esposito stated that more information is needed and asked for numbers on costs and total slips.

Straube spoke on the pier rate stating that lagoon pier rates should not be raised for remaining slips to offset any lost slips. She also expressed that more information is needed.

Motion by Howell to suspend the rules and have the Harbormaster give his report at this time, second by Straube.

No discussion. Motion carried 5-0 on a voice vote.

Harbormaster Nicia gave his report at this time. Harbormaster Nicia reported numbers for the lagoon project, lease

amounts, and estimated costs to establish a Lagoon replacement fund.

Questions followed between the Committee members and Mr. Nicia regarding the cost breakdown and different variables based on different project options.

Motion by Esposito to continue pier replacement to the next meeting, second by Ames.

Motion carried 4-1 on a voice vote with Straube voting no.

Motion by Howell to recommend the rip rap option for the seawall, second by Straube.

City Administrator DeAngelis spoke on navigation limitations by using the rip rap sea wall option.

Ms. Rauch clarified the dimensions of the sea wall, stating the rip rap would extend out from the sea wall itself by about 3–4 feet, and gave more information on details of the rip rap option and timeline for the project.

Ames suggested having a special meeting to get more information and discuss this further.

Straube asked for details on how the seawall repairs affect the pier replacement. Harbormaster Nicia clarified the timeline that the seawall project would need to be completed before the piers can be replaced.

Howell and Straube withdrew their motion and second to recommend the rip rap.

General discussion followed on the scheduling of the special meeting, which will be held in 2 weeks.

Budget for 2025; if piers are to be replaced

Slip sizes-18 foot max options City history

Harbormaster Report

Harbormaster report was given during the discussion on the lagoon options topic.

Discussion of Lagoon Dredging Bids

This will be discussed at the next meeting.

Riviera Beach Closing of 8/25/2024 through weekend by GLEA, Decision Discussion

Frame spoke about the wording of the agenda item.

The water testing was done by GLEA, but the Health Department closed the beach.

Motion by Ames to suspend the rules to allow Mary Jo Fesenmaier to speak on the item, second by Esposito.

Motion carried 5-0 on a voice vote.

Alderperson Fesenmaier gave information on the E-Coli testing and the algal blooms, the caution signs posted at the Lagoon, symptoms experienced by individuals, the order issued by the County Health Department, and the reopening process. She announced that GLEA will be doing a debrief and developing an action plan for future instances.

Discussion followed between the Committee members regarding individual experiences and people involved in making the decision to close the beach.

Mayor Krause spoke on the reopening process, discussing the situation with GLEA, the DNR, and the County Health Department. He spoke on the steps taken to clear out the west end of the Riviera, and announced that the City will be revisiting the situation with GLEA starting tomorrow.

Adjournment

Motion by Howell to adjourn, second by Ames.

Motion carried 5-0 on a voice vote.

The meeting adjourned at 6:19pm.

These minutes are unofficial until approved by the Committee.

Vanessa Jahns

Deputy City Clerk

CITY OF LAKE GENEVA SPECIAL PIERS, HARBORS, AND LAKEFRONT COMMITTEE MINUTES

TUESDAY, SEPTEMBER 24, 2024 - 6:00 PM

LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Chairperson Linda Frame, Alderpersons: Shari Straube, Sherri Ames, Peg Esposito, and Ken Howell

Meeting called to order by Chairperson Frame

Alderperson Frame called the meeting to order at 6:00pm.

Roll Call

Present: Frame, Ames, Esposito, Howell, Straube (arrived at 6:01 pm)

Absent: None

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

Kate Meyer, 101 Broad St; spoke on item 5, and supported not replacing the piers in the lagoon.

Alderperson Straube arrived at 6:01 pm.

Depty Clerk Jahns read an email from Angela Podesta, which spoke against the use of rip rap for the seawall, against a kayak launch in the lagoon, and asked for a mirror to be added to the bridge to increase visibility and safety.

Discussion/Recommendation regarding sea wall repair options in the Lagoon (Naomi Rauch, Kapur)

- **Rip Rap-Boulder**
- **Cement Smooth Wall**

Frame explained that the special meeting tonight was needed in order to make decisions on the important items on this agenda.

Howell stated that the City has the money in the budget currently to repair the seawall and to complete the dredging. The pier replacement is not currently budgeted for.

Frame continued that if the piers are recommended to be replaced, a budget meeting would

Ms. Rauch from Kapur began by speaking to the packet material and noted that her comments are only on the pages that she submitted in her memo.

She explained the differences between the rip rap and cement sea wall options.

Discussion followed between the Committee members and Ms. Rauch regarding maintenance efforts on the different repair options.

DPW Director Earle spoke on maintenance efforts, stating that rip rap requires more maintenance and that pier replacement with a rip rap repair is extremely limited, if not impossible.

Ms Rauch discussed the differences between a smooth and modular cement sea wall.

Ames expressed support for the smooth cement repair option.

Esposito asked for a recommendation from Ms. Rauch.

Ms Rauch recommended the smooth cement repair option.

Motion by Ames to recommend bidding out the smooth cement wall option, motion dies for lack of second.

Motion by Howell to bid both the smooth cement and modular cement wall options, second by Esposito.

Ames expressed concern over maintenance of the modular wall.

Howell expressed support for having options.

Esposito stated that the modular wall looks less industrial.

Motion to approve bid process for both the smooth cement and modular cement wall options carried 4-1 on a voice vote with Ames voting no.

Discussion/Recommendation regarding Lagoon Dredging bids

Harbormaster Erick Nicia spoke about the cost estimates for dredging the lagoon.

He explained instances of dredging that the City has completed in the past compared to the estimated volume of dredging currently needed.

The lagoon would require mechanical vs hydraulic dredging equipment.

Ms Rauch spoke on other projects she has been involved in. She offered that an engineer's estimate could be provided but that the best way to get a number is to bid out the project.

Motion by Ames to direct the Harbormaster & the City Engineer to go out for bid on the dredging project for the lagoon, second by Howell.

DPW Director Earle spoke on interactions with the DNR regarding what to do with the seaweed that is dredged, and the Public Works time and resources that would need to be allocated to the hauling of the material.

Mayor Krause asked about boring samples from the spring. Ms. Rauch explained that the current material in the lagoon would need to be brought to a landfill.

Mr Earle spoke on trucking costs on trips to the landfill vs to the City's dump.

Motion to direct the Harbormaster & the City Engineer to go out for bid on the dredging project for the lagoon carried 5-0 on a voice vote.

Discussion/Recommendation regarding Lagoon Pier Replacement options

- **Floating Piers**
- **Steel Piers**
- **Slip sizes-18 foot maximum boat length**

Frame gave background information on the estimates for floating piers and permanent piers.

Howell asked for clarification on the number of boat slips that could be in the lagoon.

Harbormaster Nicia spoke about the cost estimates for the different options and potential costs for slip leases.

Howell asked about financial details.

Straube asked Harbormaster Nicia about a recommendation for a reserve repair fund.

Mr. Nicia offered an explanation of how to establish a reserve fund.

Howell asked Ms Rauch to explain her recommendation on whether the piers should be replaced or not. Ms. Rauch spoke about the dam maintenance and the effect of the piers in the lagoon on the dam. Piers with boat slips make repairs and inspections on the dam very difficult, and she stated that, in her opinion, the lagoon is not an appropriate place for boats and piers.

Frame shared that there are other options, such as open water piers across from Flat Iron Park or west end pier, but that they are very expensive.

Ames expressed hesitation about adding anything that would impede the view in front of the parks.

Straube expressed concern about removing buoys and asked if adding additional buoys could be added to compensate for boat slip removal.

Frame expressed that the DNR has stated the City is at its buoy limit.

Mayor Krause stated the DNR is in support of removing all buoys on Geneva Lake, and expressed that he is very careful about taxpayers not subsidizing boat slips and buoys for renters.

Mr. Nicia addressed an open water pier system, stating that a large and expensive pier system could be set up in a way that the renters are paying the cost of the project.

Esposito asked the Harbormaster for his reasoning for recommending not replacing a pier system in the lagoon. He explained the benefit of a potential pier system on the lake is much better in the long run than replacing the limited amount of piers in the lagoon.

Mayor Krause spoke on the cost breakdown, and explained the rent would end up being close to the west end pier lease rent.

Straube expressed hesitation with making a decision at this point because it's limiting the options.

Motion by Esposito to continue until there is more information, second by Howell.

Howell expressed that he requires more financial information in addition to the other available options.

Ames agreed that the future needs to be considered for the health of the lake.

Straube asked for clarification on if dredging is required in the future if there are not any boats in the lagoon. Mr.

Nicia answered that if there are no boats, then no dredging is required.

Motion to continue carried 5-0.

Motion by Esposito to suspend the rules to allow audience member Kate Meyer to speak, second by Howell.

Motion carried 5-0 on a voice vote.

Ms. Meyer spoke on benefits to having boat slips on the other side of the bridge.

Lagoon Project Financial Report with a full breakdown of Lagoon costs (Harbormaster)

Adjournment

Motion by Howell to adjourn, second by Straube.

No discussion. Motion carried 5-0.

The Committee adjourned at 7:20 pm.

These minutes are unofficial until approved by the Committee.

Vanessa Jahns

Deputy City Clerk

The Harbormaster's vision: To create an exceptional lakefront experience for residents and visitors of Lake Geneva by delivering a welcoming environment and affordable and enduring amenities. As the Harbormaster, my hope is to enhance the beauty and enjoyment of the lakefront, while minimizing the impact on taxpayers. Through visionary concepts and designs, I hope to keep the City of Lake Geneva's lakefront as a cherished destination for all.

Slips/Buoys/Piers

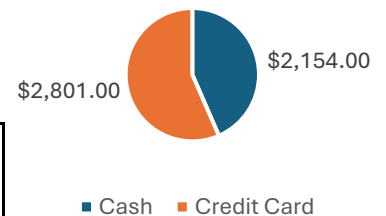
Please remove all watercraft from your leased buoy, slip, spot or rack no later than the 15th of October.

Boat Launch

The boat launch will not be maned for the remainder of the season. Please use credit cards as payment for launching.

August Boat Launch Monthly Credit Card Revenue			
Type of Boat	Resident Status	Purchase Amount	Purchase Count
< 20'	Resident Boat	\$ 190.00	19
20' - 25.9'	Resident Boat	\$ 98.00	7
Non-Trailer	Nonresident Boat	\$ 56.00	7
< 20'	Nonresident Boat	\$ 1,364.00	124
20'-25.9'	Nonresident Boat	\$ 609.00	29
≥ 26'	Nonresident Boat	\$ 384.00	16
Commercial	Commercial Boat	\$ 100.00	1
Pre-tax Revenue		\$ 2,801.00	203
Taxes 5.5%		\$ -154.06	
TOTAL		\$ 2,646.95	

Boat Launch Sales



August Boat Launch Cash Monthly Revenue			
Type of Boat	Resident Status	Purchase Amount	Purchase Count
< 20'	Resident Boat	110.00	11
20'-25.9'	Resident Boat	42.00	3
≥ 26'	Resident Boat	32.00	2
Non-Trailer	Nonresident Boat	16.00	2
< 20'	Nonresident Boat	814.00	74
20'-25.9'	Nonresident Boat	924.00	44
≥ 26'	Nonresident Boat	216.00	9
Pre-tax Revenue		\$ 2,154.00	134
Taxes 5.5%		\$ (118.47)	
TOTAL		\$ 2,035.53	

As of September 16th, 2024 total revenue for boat launch is **\$ 15,619.00**

Kayak Launch

The collection box was collected for the year. A total of **\$367.60 (pre-tax)** was collected.

The Riviera

Number of events held at The Riviera as of October 6th, 2024: **50 events**

August: 9 events

September: 7 events

October: 3 events

November: 1 event

December: 0 events

I am currently working with Chief Peters on updating The Riviera's emergency protocols.

Beach

Total days possible for operation in 2024 season (Memorial Day thru Labor Day) was 101.

Actual operation days: **89 days**

Completely closed: 12 days

Closed early due to weather: 8 days

Total pre-tax and fee revenue: **\$534,830.00**

Total resident visits during 2024: **9500**

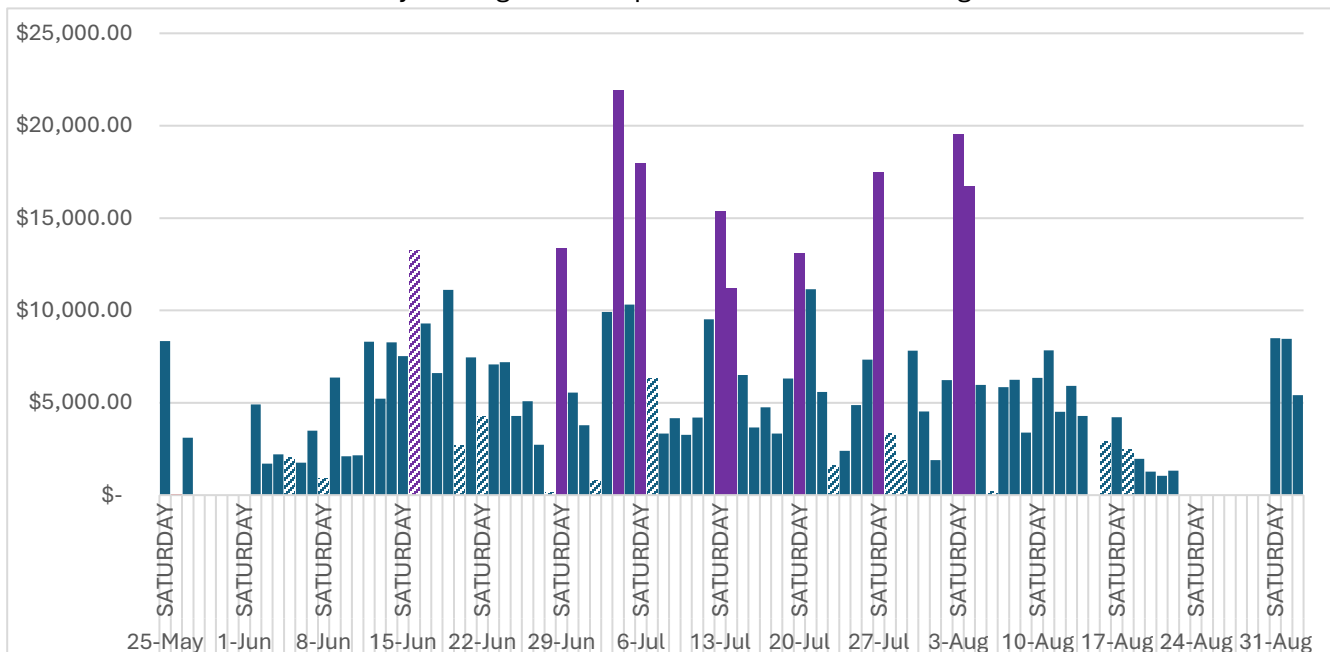
The following is a graph that illustrates the revenue (pre-tax) generated by the beach for summer 2024.

The **PURPLE** bars highlight the top 10 earning days of the season, with 6 out of 10 falling on Saturdays and 6 out of 10 occurring in July.

It rained on 16 days throughout the season, represented by the dashed bars.

Some notable dates to mentions: Father's Day and Juneteenth

We were closed 8 days for algae bloom precautions at the end August.





Geneva Lake Environmental Agency

Village of Fontana - Village of Williams Bay - City of Lake Geneva - Town of Linn - Town of Walworth
Phone: 262.245.4532 Fax: 262.245.4533 Email: info@gleawi.org Website: www.gleawi.org
105 N Elkhorn Rd., P.O. Box 914, Williams Bay, WI 53191

8/16/2024

Subject: Funding Request for Operational Expenses

Dear City of Lake Geneva,

The Geneva Lake Environmental Agency Board of Directors requests an allocation of \$45,000 from each community this year, representing a \$5,000 increase from last year's funding. This adjustment is necessary to address the rising costs associated with our operational expenses,

We sincerely appreciate the support of each community, which contributed \$40,000 last year, allowing us to fund and complete several crucial projects, including: successfully

- Relocating and updating our office technology and signage
- Ensuring our office complies with OSHA standards, including the purchase of a fume hood for in-house lab testing
- Collaborating with the Town of Linn, the City of Lake Geneva, and the Villages of Williams Bay and Fontana on the Cost-Share Clean Boats Clean Waters program
- Conducting a variety of aquatic surveys and educational initiatives
- Performing beach testing and stream monitoring
- Offering various training sessions, including Chapter 30 ordinance training for local municipal police officers and informational meetings about Geneva Fisheries in collaboration with the DNR
- USGS Contract for water chemistry

Looking ahead, we anticipate requesting an additional increase next year to keep pace with ongoing costs.

Thank you for your continued support of our efforts to protect and enhance the environmental health of Geneva Lake.

Sincerely,

Jacob Schmidt
Executive Director
Geneva Lake Environmental Agency

COMMERCIAL BUOY LEASE AGREEMENT

THIS AGREEMENT made this _____ day of August, 2024, by and between the CITY OF LAKE GENEVA, a municipal corporation, party of the first part, Lessor, hereinafter called the City, and MARINA BAY BOAT RENTALS INC, party of the second part, hereinafter called the Lessee.

1. That the City does hereby lease and let to Lessee, under all the terms and conditions hereinafter set forth, the following described area and facilities of the waterfront of Lake Geneva:

An area of Geneva Lake located east of the Riviera and south of Flat Iron Park sufficient for the location of ten (10) mooring buoys (see buoy location drawing attached hereto). Said area includes the surface, below the surface, the bed of the lake and the air space above the surface of the lake, and

2. It is expressly understood and agreed that Lessee shall have the exclusive right to use the above described areas and facilities for its own use or for rental to the public. Said use shall be in furtherance of the business conducted by the Lessee.
3. Lessee shall conduct his business using the above described areas and facilities in an orderly manner. Lessee shall not unreasonably disturb the general public or adjacent owners or tenants.
4. Lessee shall keep the areas and facilities leased in a neat and presentable condition at all times.
5. The term of this lease is for four (4) seasons, (2025, 2026, 2027 and 2028), each season commencing April 15th and ending November 15th. Either Lessor or Lessee may notify the other of its intention to negotiate a new lease of all the subject buoys, no later than August 15, 2028 provided the lease has not been terminated as provided herein. If Lessee fails to notify Lessor of its intention to negotiate for a new lease on or before August 15, 2028, Lessor may negotiate with any other person or entity for a lease of the subject buoys or Lessor may elect not to lease the subject buoys or any portion of them for any future period or periods. If Lessee and Lessor notify each other of an interest in re-negotiating a new lease for some or all of the subject buoys, such negotiations shall be completed on or before November 15, 2028, or all rights to negotiate shall be null and void.
6. Lessee shall pay as annual rent for each buoy the rates paid by Non-Resident Property Owners for buoys at the West End Pier as amended from time to time for the term of the lease. Annual lease amounts shall be paid in two equal installments, the first installment to be paid on or before July 15th and the second installment to be paid on or before August 15th, of each year. All such payments shall be made to the City of Lake Geneva.
7. The said Lessee shall provide public liability insurance in the aggregate amount of One Million and no/100 (\$1,000,000.00) Dollars covering the event of death or injury to one (1) or more persons and the Lessee shall furnish a Certificate of Insurance coverage to the City Clerk of the CITY OF LAKE GENEVA within 10 days of the execution of this lease. Said Certificate of Insurance shall reflect the City as an additional insured and that the City

shall be notified thirty (30) days prior to the expiration, termination, or cancellation of the insurance coverage.

8. It is understood and agreed that if the said Lessee shall default in any of the covenants and agreements herein contained or shall fail to operate and use the premises for the purposes defined herein or shall in any way fail to meet the demands of the public in the operation of the business herein referred to, or shall fail to pay the rent when due, then said Lessee shall forfeit all rights, title, and interest in the premises hereby leased and every part thereof, and the lease shall be terminated.
9. It is further provided that no assignment, sublease or sale of the Lessee's rights under this lease shall be made either by the Lessee or through voluntary assignment or bankruptcy. Lessee shall not be permitted to sublease any of the buoys leased hereunder.
10. Lessee shall be responsible for installing and maintaining all anchors, buoys, chains, and other tackle required for the mooring buoys.
11. City shall have the right to direct the location of anchors, the scope of the mooring chain, the type of buoy, and the length of mooring line between the boat and buoy. The City may also limit the size of boat to be moored if said boat is excessive in size and creates a danger for other boats moored in the area. Lessee shall comply with City directives under this paragraph within 10 days of notice. Failure to comply on the part of the Lessee shall constitute a breach of contract.
12. Lessee agrees to hold City harmless for and from any and all claims arising from Lessee's use of the commercial buoys under this agreement which indemnity shall include all cost and reasonable attorney's fees incurred by the City in defending or bringing any such claim.
13. Lessee shall pay all applicable City Commercial Launch Rates for launching and removal of the boats moored at Lessee's pier or buoys or moored on the buoys leased hereunder at the rates established by the City by resolution from time to time.
14. Lessee will file, obtain and renew an annual business license with the City during the term of this lease.
15. Lessee shall maintain and keep up to date on all necessary DNR permits for the operations of their business on Geneva Lake.
16. Lessee shall permit and comply with all requirements set forth in any required annual fire inspections by the City of Lake Geneva Fire Department.
17. Any requirement in this lease for approvals shall be deemed to require written approval from the appropriate party to the lease. Said approvals shall be signed by the officer or authorized agents or employees of the appropriate party to the lease.
18. The undersigned covenant and agree that they have been duly authorized to execute this agreement and authorized to bind the respective parties to this agreement.

19. This agreement shall be interpreted according to the laws of the State of Wisconsin and venue for any actions under this agreement shall be in Walworth County, Wisconsin.

IN WITNESS WHEREOF, the CITY OF LAKE GENEVA has caused this indenture to be executed by its Mayor, countersigned by the City Clerk and sealed with its corporate seal, and the Lessee, MARINA BAY BOAT RENTALS, INC., by their President, Paige Marks has set its hand and seal, and both parties represent that each of the signers has full authority to execute the same.

LESSEE: MARINA BAY
 BOAT RENTALS, INC

CITY OF LAKE GENEVA

PAIGE MARKS, PRESIDENT

TOOD KRAUSE, MAYOR

VANESSA JAHNS,
DEPUTY CITY CLERK



Water Safety Patrol

Geneva Lake Water Safety Committee, Inc., est. 1920
P.O. Box 548; 451 Outing St., Williams Bay, WI 53191
Phone: 262-245-6577; Fax: 262-245-6640
e-mail: wspatrol@sbcglobal.net; web: watersafetypatrol.org

Lifeguard Services Agreement for the 2025 Summer Season

The **Geneva Lake Water Safety Patrol** agrees to provide services to the
City of Lake Geneva based on the following description:

Service Description and Dates of Service:

***REGULAR SEASON:** Three lifeguards (overlapping shifts) on weekdays and four lifeguards (overlapping shifts) on weekends/holidays from **May 31** through **Aug. 24**. Hours of coverage: **9:30am to 6:00pm**. Prior to June 7 and after August 10, the hours will be **10:00am to 5:00pm**.

***PEAK SEASON:** A fifth lifeguard to be added on weekends/holidays for the dates of **June 14-Aug. 3**.

***EARLY & LATE SEASON:** Three lifeguards (overlapping shifts) on weekends for the dates of **May 24-26** (Memorial Day), and **August 30-Sept. 1** (Labor Day). Hours of coverage: **10:00 am to 5:00pm**.

Weather: In cases of dangerous, questionable, rainy or cold weather conditions, the lifeguard(s) may be dismissed early or temporarily at the discretion of the Water Safety Patrol management. Also, if the Beach management closes down the beach house, the lifeguards may be dismissed. A “Swim at Your Own Risk” policy is in effect whenever lifeguards are not present on the beach, and the city of Lake Geneva is responsible for posting signs to that effect.

Training, Boat Crew back-up, etc: Water Safety Patrol to provide back-up emergency services with its Boat Patrol. Lifeguards will be able to activate emergency protocol through two-way radios connected in with Water Safety Patrol dispatchers and Boat Patrol. Training will be conducted throughout the summer both on the beach and at Water Safety Patrol Headquarters. Emergency practice drills will be conducted regularly by Water Safety Patrol management, and lifeguards will be tested on use of emergency equipment, etc. Lifeguards are to fill out reports for any rescues, pull-outs, or significant injuries.

Costs for services described above:

Lifeguard Services for the above dates.....	\$29,898.00
Liability Insurance.....	\$3885.00
Workman's Compensation.....	\$ 695.00
Uniforms.....	\$ 620.00
First-Aid Supplies.....	\$ 390.00
Swimming Lessons.....	\$4380.00
Training and practice drills.....	\$1890.00
Total:	\$41,758.00

Payment: Payment due by **June 1, 2025**
(please use this document to serve as your invoice)

Authorized Signatures:

City of Lake Geneva:_____date:_____

Print:_____title:_____

Water Safety Patrol: _____date:_____
Ted Pankau, Director

Please return signed agreement to Water Safety Patrol by Dec. 15, 2024

Memo to the City of Lake Geneva

To: Piers and Harbors Committee

Date: September 18, 2024

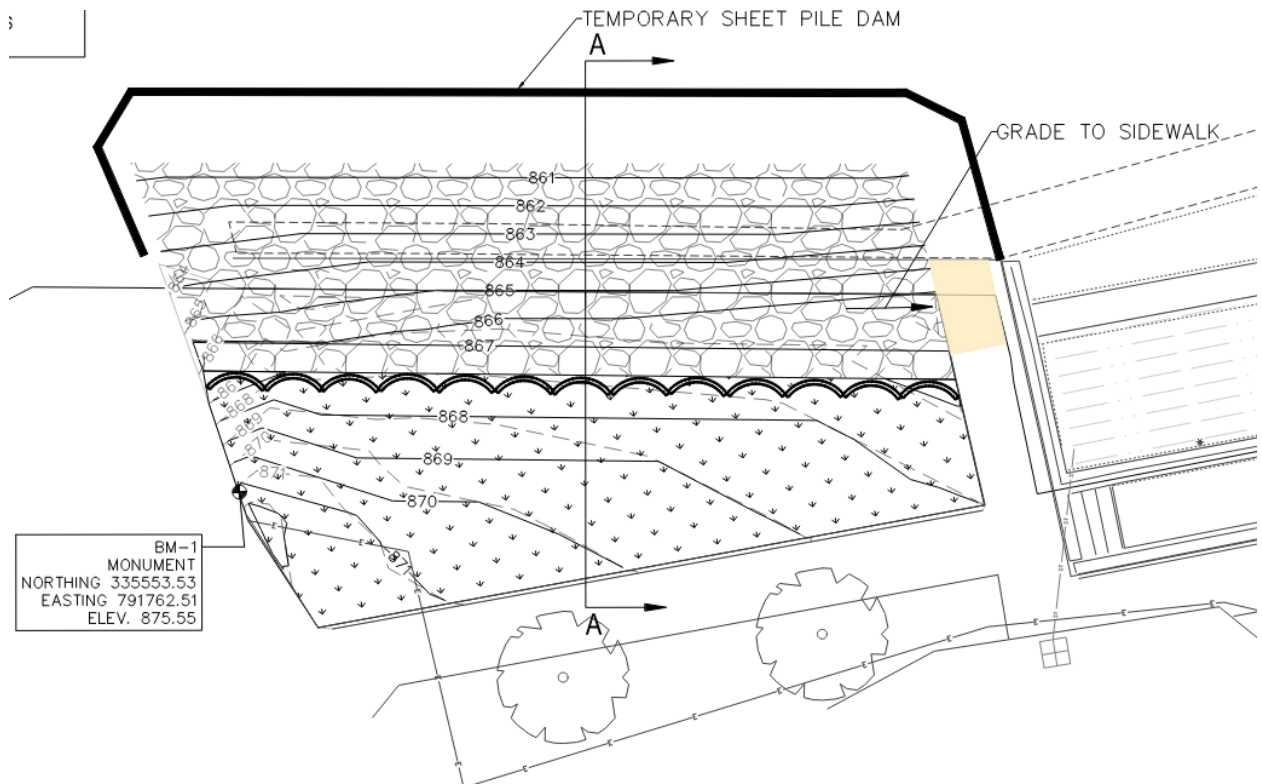
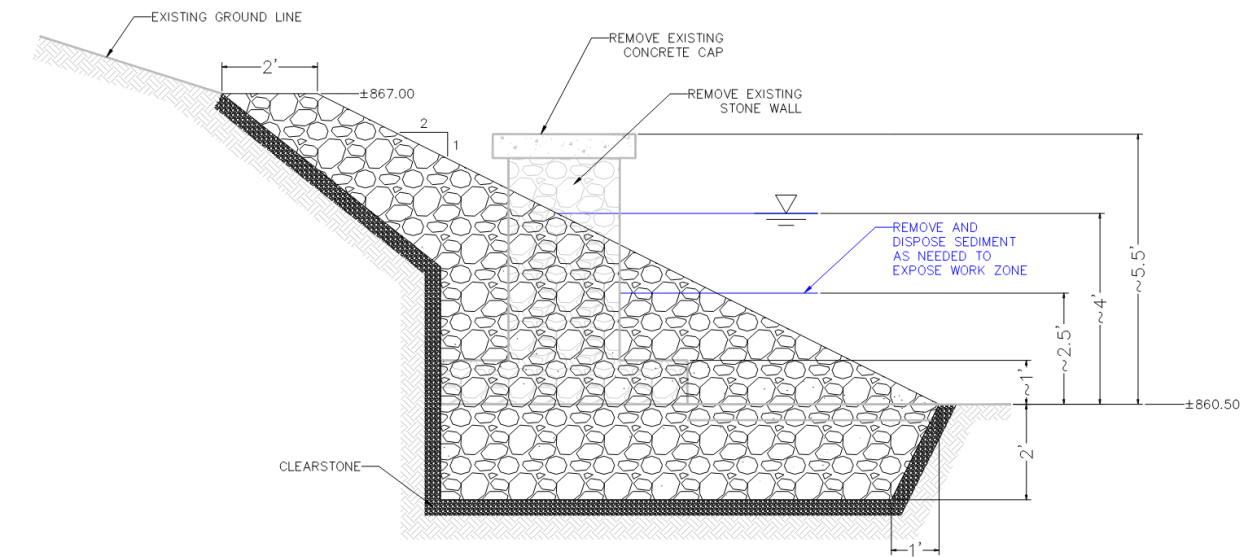
From: Naomi Rauch P.E.

Subject: Lake Geneva Seawall – Seawall Replacement Options

City Council requested Kapur prepare a solicitation of construction bids for approximately 50-ft of seawall replacement within the Lagoon. The bid was to include two alternates – riprap shoreline and seawall replacement. In order to prepare for the seawall bidding process, CGC Inc. was contracted to perform geotechnical exploration and prepare a geotechnical report providing recommendations regarding site preparation and seawall design/construction including global stability analysis. We anticipate the results of the geotechnical analysis to be available within the next couple of weeks and require the following clarifications from the committee to move forward.

- 1) Is the riprap shoreline still a consideration for the City? If this option is considered it should be bid separately from the seawall options as it is likely to draw contractors of different specialties.
 - a) This option is the least expensive option:
 - i) Estimated Engineering Cost: \$2,000 - \$3,000
 - ii) Estimated Construction Cost: \$130,000 - \$150,000 (including sediment landfill costs)
 - b) Boat Slips: Not likely feasible to install piers along the armored shore due to the amount they would protrude into the lagoon
 - c) Example:







- 2) Does the City prefer a replacement seawall at the lagoon?
 - a) Design A: Poured concrete seawall – matches the dam structure in appearance. Can be stamped concrete surface if desired, for additional cost.





b) Design B: Modular Concrete Wall



- c) Estimated Engineering Cost: \$15,000 - \$20,000 (additional \$2,000 for bidding 2 alternatives)
- d) Estimated Construction Cost: \$200,000 – \$300,000 (including sediment landfill costs)
- e) Design A and B could be bid as alternatives in same bid. It would be less expensive to choose one option than to bid both.
- f) Boat Slips: Could be feasible with retaining wall and we would want to write specifications that seawall design should not “preclude” the addition of boat slips. Please note that we do not recommend putting boat slips back into the lagoon due to the difficulty with inspections and maintenance of the dam.

	SEAWALL SCHEDULE
9/10/2024	Piers and Harbor Meeting
10/17/2024	Post Ad
10/24/2024	Ad #1 Runs Project Docs Posted
10/31/2024	Ad #2 Runs
11/21/2024	Open Bids
12/10/2024	Piers and Harbor Meeting
12/17 or 1/7/2025	FLR Meeting
1/13/2025	Council Meeting

Summerset Marine Construction



City of Lake Geneva – Library Park Pier Project 2025



Pillars of our Process

- Thank you- Its our Honor to Be Here Today
 - Leadership Team
 - Our Journey
 - Why Summerset Marine?
 - Growth Over Time
 - City of Lake Geneva Library Park Design
 - Engineering Review
 - Eco-Friendly Compatible
 - Other Commercial Pier Projects Completed
 - Manufacturing Capabilities
 - Contact Information
-



LEADERSHIP



Larry Chapman
President / Founder



Laurie Hollern
Director of Organizational
Development & Human
Resources



Dave Copeland
Vice President Finance



Steve Miller
Vice President Operations



Michael Rather
Vice President Sales and
Business Development

THE JOURNEY

Founded in 1990

Larry Chapman had the vision to change the docking and pier solution industry

1992 Moved to Eagle

Manufacturing moved to eagle for large scale production of our engineered pier solutions.

2021-2024 Expansion

Purchases of DL Anderson in Madison expanded Summerset's coverage capabilities. New Offices in Green Lake and Door County.

1991 Pier Designs

Expanded into Seasonal Piers

2022 Whitewater

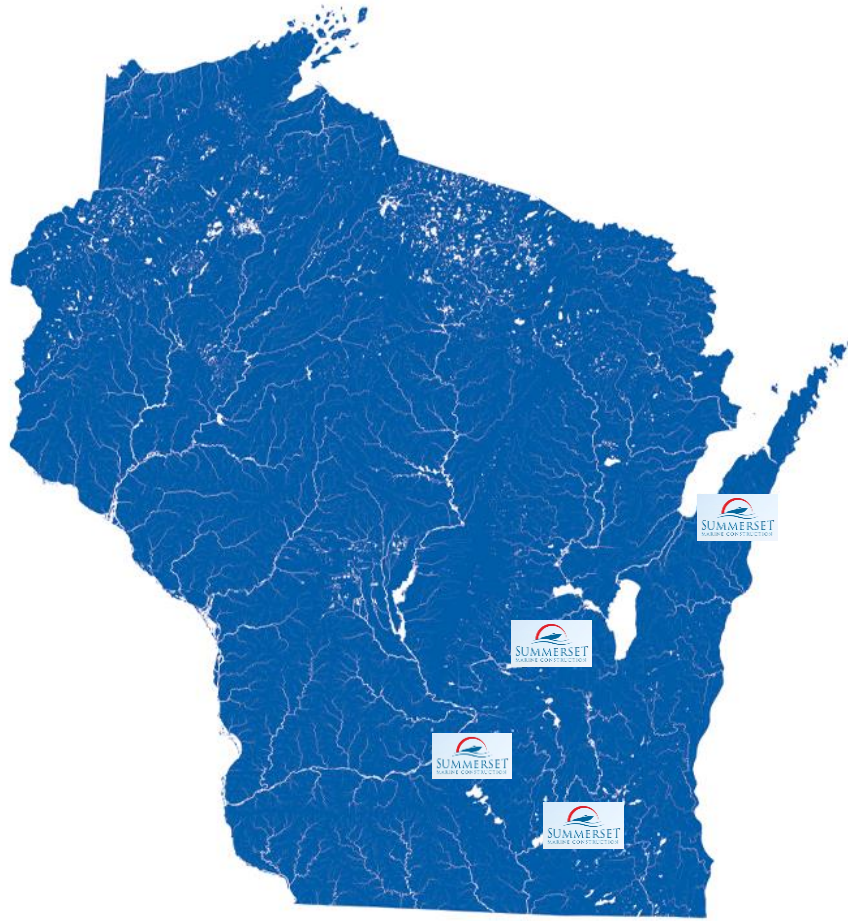
Summerset has a permanent factory direct location, a 70,000 sq. ft. facility in Whitewater with a showroom, office, factory and warehouse.

SUMMERSET ADVANTAGES

- Founder with over 30 years of industry experience
- Vertically integrated from a manufacturing perspective
- Engineering staff on board
- 7/365 Dedicated service with maintenance fleet
- 70,000+ square feet facility in Whitewater with a showroom, factory and warehousing
- Heavily insured
- Full-service dock manufacturer with engineered solutions that are industry leading
- Solutions for all needs and budgets
- **100+ Employees**
- Financially solid company built to grow and be sustainable for generations to come
- Full financing options available
- Factory direct pricing straight to the consumer



CONTINUED GROWTH AND MARKET EXPANSION



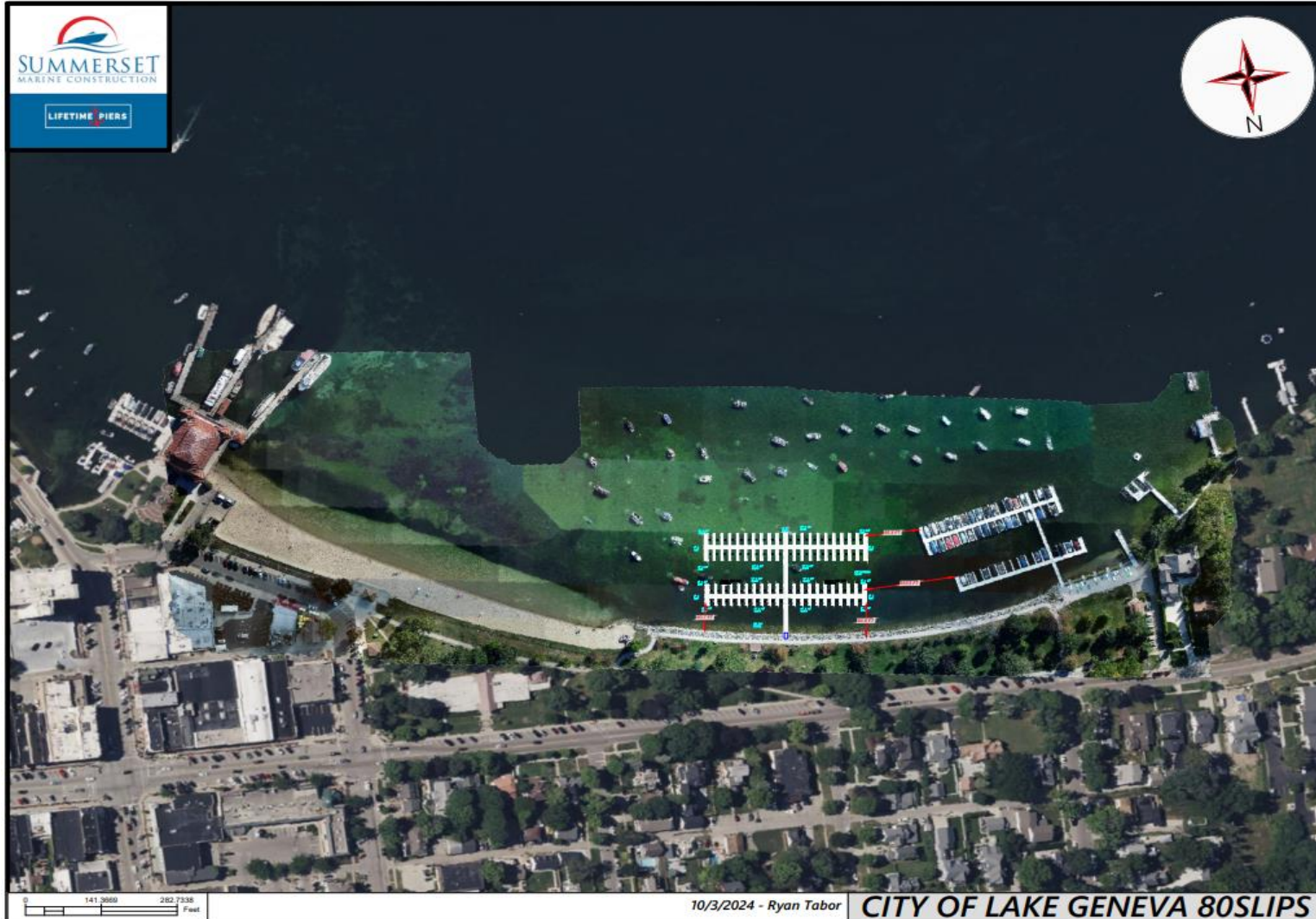
- Whitewater
 - Headquarters
 - Manufacturing
 - Sales, Service, and Installation
- Madison
 - Sales, Service and Installation
- Green Lake
 - Sales, Service, and Installation
- Door County
 - Sales, Service, and Installation

LEAGUES A HEAD OF THE REST

- GIS Mapping – Geographic Information System- computer system that analyzes and displays geographically referenced information
- <http://bit.ly/SMCGIS>
- Largest pier manufacturer / installer in Midwest
- Installation accuracy within 2cm of design parameters (3D AutoCAD Design)
- Engineering resources on staff on hand with marine experience
- One team: Design, Construction, Installation, and Support



CITY OF LAKE GENEVA LIBRARY PARK DESIGN

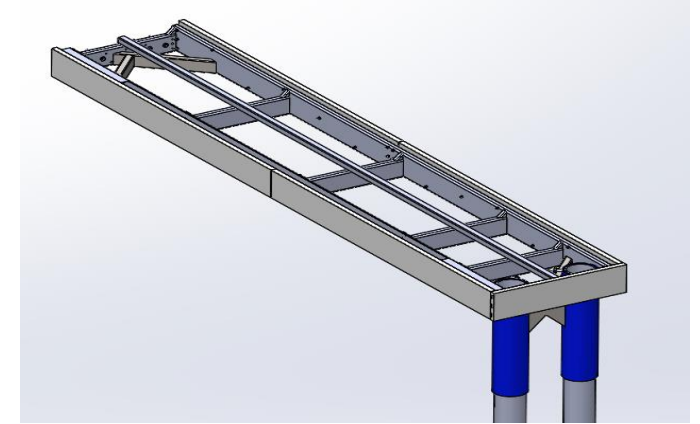
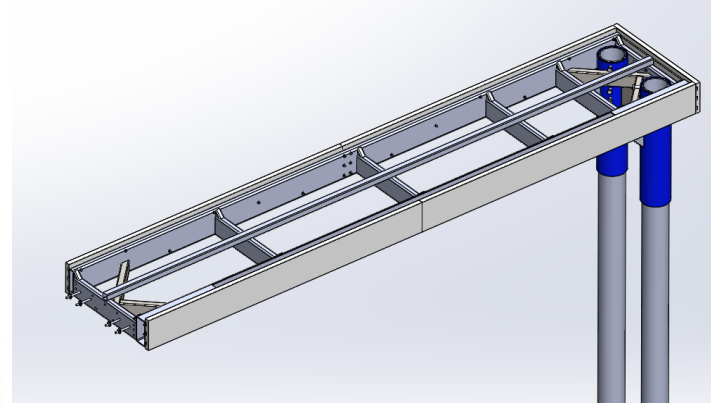


80 Boat Slips

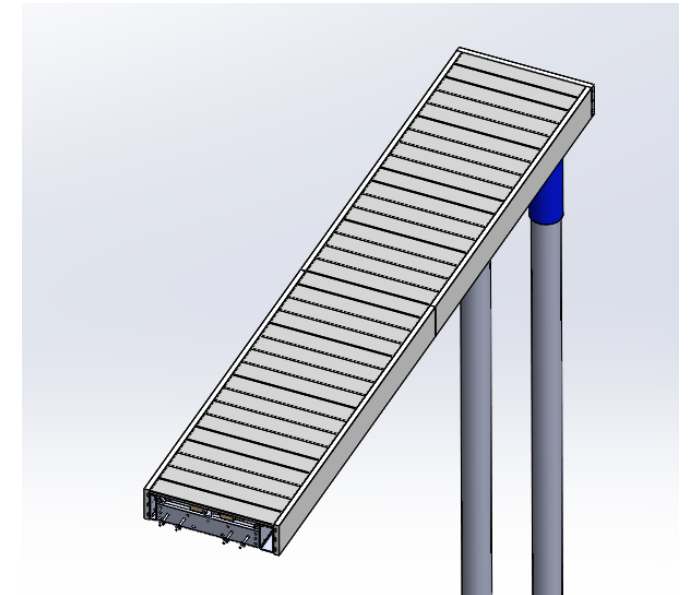
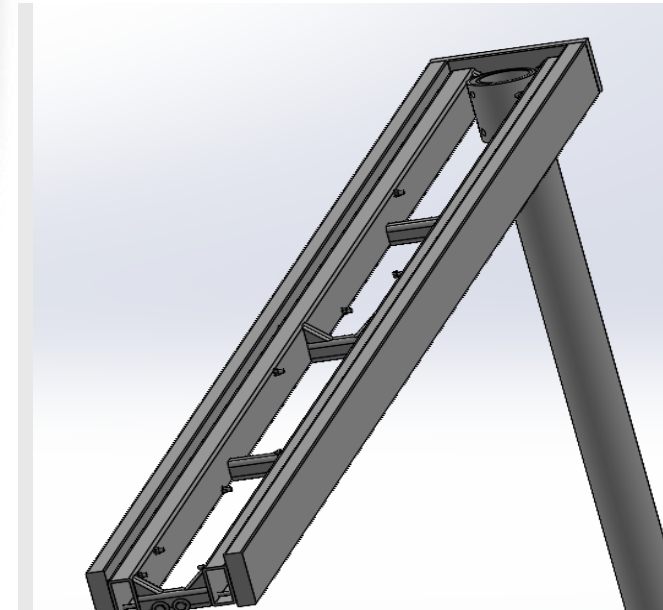
- 40 Slips for 11' X 24' Boats
- 20 Slips for 11' X 20' Boats
- 20 Slips for 11' X 16' Boats



ENGINEERING REVIEW MAIN PIER STEEL STRUCTURE



MAIN PIER 6' WIDE



Eco Friendly

- Eco-Friendly Decking and Skirting with “**RENEWDECKING**”
 - **Renew**decking is proudly manufactured and headquartered in Luxemburg, Wis.
 - The decking is crafted from a blend of recycled post-consumer and pre-consumer High-Density Polyethylene (HDPE), combined with virgin materials and non-organic strengthening additives.
 - Free from organic compounds, the production of **Renew**decking is environmentally responsible and does not contribute to deforestation.
 - With a 25-yr warranty, this durable decking results in progressively declining post-use waste over time.
 - Composite decking guaranteed to retain 97% of color match for 50 years.
 - End-of-life decking recycled by manufacturer
 - www.renewplastics.com

A close-up photograph of composite decking and skirting. The decking is a dark grey color with a wood-grain texture, and the skirting is white. The text 'Dove Grey Decking White Skirting' is overlaid on the image.

Dove Grey Decking
White Skirting

Commercial Installations

Lake Lawn Lodge, Delavan WI



Commercial Installations

Lake Lawn Lodge, Delavan WI



Commercial Installations

Brewery, Rockford, Illinois



7/9/2024

Commercial Installations

The Village Supper Club, Delavan, Wisconsin



MANUFACTURING CAPABILITIES

FROM BLUEPRINT TO BREAKWATER

- Engineering precision, masterful welding, custom metal fabrication, skilled carpentry, robust barge construction, and powerful piling pounding are pillars of our proven process.
- Innovative design meets marine engineering
- Precision welding for enduring strength
- Custom metalwork, quality assured
- Artisan carpentry for marine structures
- State of the Art CNC systems coupled with 3D AutoCAD design
- Secure piling alignment guarantees lasting support



We Invite the City of Lake Geneva Board Members and Pier and Harbor Members to a Factory Tour

- A factory tour at our Whitewater Plant provides a fundamental understanding of our design, engineering and manufacturing capabilities.
- On site outdoor showroom with examples of installed piers
- A pier visit to Pier# 793 on Lake Geneva to get firsthand experience of what the piers are like.



Pewaukee Yacht Club, Pewaukee Wisconsin

Thank you

David Wall

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Cell: 262-755-8199 Texts Welcome