

MINUTES OF A LAKEFRONT COMMITTEE MEETING OF THE PARK DISTRICT OF HIGHLAND PARK HELD ON TUESDAY AUGUST 17, 2021, 4:03 PM.

Present: Commissioner Freeman, Commissioner Kaplan, Vice President Grossberg

Also, Present: Executive Director Romes; Director Voss, Director Smith, Manager Schwartz; Manager Johnson; Coordinator Hejnowski

Guest Speaker: Scott Ferris, The Lakota Group

Public Comment for Items on the Agenda

Ellen Fishman

100 Sheridan Road, Highland Park

I have adult children and grandchildren who are homeowners in HP and a member of the NSYC. Understand you are aware of water and beach safety, thanked them for the article in Highlander regarding water safety. Half of the drownings since 2010 occurred at the southern tip of the lake, many members of the NSYC are involved with those rescues. Enriching life in healthy leisure pursuits is the District's mission, which aligns with the activities at Park Avenue. Membership consists of 72% of HP residents. NSYC appreciates the natural resource of the lake since 1933 which aligns with the Park District missions statement. Please fund the breakwater and the facility, since the NSYC is not capable of doing so. She feels it's the park District's responsibility.

Lynn West

642 Burton Avenue, Highland Park

Member of the NSYC and relator, this brings financial value to the community. She would like new members of the community to utilize the site.

Laura Knapp

700 College Place, Highland Park

History of boating at park avenue and the NSYC have been there since 1933. We have a wonderful documentary published this spring in the lake county forest preserve symposium. As far as safety, the NSYC trains 150 annually in water safety and skills classes for power boats and kayaks. Host several regattas, so it is actively used by the community. We encourage you to promote the restoration of the breakwater and boat ramp.

Stephen J. Ryan

550 Michigan Avenue, Highland Park

I am a long time NSYC member, over the years I have served as a Club Officer, Sailing Instructor and on race Committee. The Park Avenue Beach is a unique facility, providing a rainbow of water recreational activities for the Citizens of Highland Park. It is an unpolished gem on the Lakefront that deserves the attention that has been prevented by events such as a Pandemic, Winter storms, Water Plant construction and the fall and rise of the water level in lake Michigan. The draft plans are just a starting point and serve to start the conversation towards providing a long term, equitable plan that take into serious consideration all stakeholders. I will note only one small detail comment here, but rest assured, there will be more to come. The proposed draft plan adds 6 boat parking spaces on the south pad, however, these

are the spaces that were lost due to a storm, so, in the proposed parking metrics there is actually a net decrease in boat spaces compared to the actual previous existing conditions. Hopefully, this is just due to a lack of historical information about the facility. A breakdown of the cost estimate would be good to provide transparency in the planning effort.

Kelly Kramer

1338 Ridgewood Drive, Highland Park

The lakefront is a business, and its one of our largest assets that's being underutilized. There are so many different ways to generate revenue, however, none of those will succeed without a working barge. The Park District and the City need to work together to find a solution that benefits the community.

Michael West

642 Burton Avenue, Highland Park

Lived in Highland Park for 45years, and he has been a member of the NSYC for 44years. However, I am the oldest member of the club, so my years of launching are limited. None the less I support the boating community and would like the Park District and the City to work together to fund a solution.

Andrew Cohen

271 Charal Lane, Highland Park

15-year resident and have been a NSYC member for several years. Launching off the sand ramp is not sustainable, so he is asking that the Park District and the City develop a solution to fund the boat ramp and breakwater.

Maureen Stapleton Hammond

950 Warrington Road, Deerfield

Immediate action is required to preserve this facility or - as stated by the Smith Group - the ruins of the barge will fail in a few short years and the site will deteriorate rapidly.

One of NSYC's 3 ACA certified Coastal Sea Kayak Instructors, between June 13th and August 3rd this year we graduated more than 70 new kayakers from our 4.5-hour Intro to Kayak course, providing them the skills and safety savvy to enjoy paddling on our lake front safely. 80% (or ~56) of those kayakers are Highland Park residents. These are in addition to the hundreds of kayakers who return to PABF and NSYC year after year because we have a safe place to launch and land. These numbers do not include the dozens of new sailors and paddle boarders at PABF each year who receive boating and safety education from our all-volunteer instructors.

NSYC's membership is currently at an all-time high of 213 family memberships with a large portion of new members being families with children who are active participants in the boating community at PABF. This translates to about 500 individuals. 72% of members are Highland Park residents. Please consider the parking revenue generated by members' purchase of parking decals at \$140 each.

I urge the Park Board to go forward with remediation of the breakwater and boat ramp as soon as possible.

In my opinion the additional elements of the Lakota Plan, particularly the "improvements" to the NSYC Clubhouse building and the sail-covered seating area on the beach need further discussion, in which NSYC is included. NSYC has never requested expansion of the main room or the deck. Perhaps this would make the venue more attractive to event renters and increase Park District revenue, but it would be unfair to have NSYC pay for this particular enhancement. What NSYC has repeatedly requested is mitigation of the

flooding that occurs whenever there's rainwater runoff from the bluff. We look forward to future conversation and collaboration on this project.

Wendi Ezgur

2360 Woodpath Lane, Highland Park

I want to let the Park District of Highland Park know and understand how critical this facility is to the HP community.

Rosewood Beach is a perfect example of ensuring that our community has access to a wonderful swimming beach. Sunset Valley golf course is another example of ensuring the golfers in our community have a wonderful experience.

The boaters in our community are equally as important! Many choose to move to Highland Park just so they can have boat access. This includes power boats, jet skis as well as small crafts such as SUPs, kayaks, and sailboats.

As a lifetime resident, I have consistently used this facility. I have seen people enjoying it early in the morning before work, throughout the day, and as a much-needed respite after their workday and on weekends.

NSYC is a place to gather for our community. They have music, small craft races, moonlight paddles, and many events throughout the season that are very well attended. The most recent band performance brought out over 100 people.

Now is the time to budget for this facility, before the disrepair continues, and the costs increase.

We must utilize and optimize the most unbelievable resource we have, Lake Michigan. We are among the very few communities that have this resource.

Highland Park is getting a reputation for not supporting its recreational assets. We want boaters to feel valued in our community, we want boaters to move into our community. We want NSYC to be an asset that increases our home values.

Peter Mordini

1853 Sheahen Court, Highland Park

Does the Park District of Highland Park get reimbursed for snow being dumped by the City on Park District property at Park Avenue?

Sean Bogan

Resident, Highland Park

Interesting things about the boating beach, there isn't one in Buffalo Grove, Deerfield, or Lincolnshire, so those residents come to Highland Park to utilize that site. It's an underfunded asset that's deteriorating. The asset is available to more than just Highland Park residents. The funding model should include non-residents as they too use the site and the lake. I would be reminiscent to say this is the NSYC's boat launch. Residents are willing to donate their expertise to replace the boat launch and provide water safety training.

Tracy Jacobson - 1607 Robin Hood Place, Highland Park
Noell and Bleu Vaughn - 2691 Oak Street, Highland Park

As we understand, being a HP resident for several years, the Park District made the decision to pull funds allocated to maintain Park Ave boat launch and club house. The club house is used by HP residents because of its beautiful location and deck off the beach, as well as the NSYC which offers a variety of instructional and safety classes in sailing, kayaking, outriggering, SUP, CPR and first aid, as well as racing events that attract participants from across the country.

We have seen this area slowly fall apart, and despite the lack of support from the Park District, a significant increase in number of residents who come to use and enjoy this abandoned treasure.

If COVID taught us anything, it's that we must value and appreciate the variety of ways people can use nature to stay healthy, manage stress, and exercise. The facilities the Park District manages such as Rosewood, the Rec Center, Sunset golf course, and other parks are lovely, but aren't comprehensive in the population it serves. Many residents move to the North Shore and Highland Park because of our unique proximity and access to the lake.

We kindly request the Park District recognizes and recommits to investment to improve Park Ave north and south beaches, and the club house, so future HP residents have the ability to enjoy the water in a variety of ways safely.

Larry Litle
314 Russett Lane, Highland Park

Thank you for participating in this journey. I moved into Highland Park 2 years ago and one of my primary reasons for selecting Highland Park as my new home, was the boat ramp and North Shore Yacht Club. Now is the time to make a correction to this valuable asset for HP and the community.

Brigette Wolf
995 Marion Avenue, Highland Park

Highland Park has the distinct and rare asset of access to Lake Michigan and yet other than Rosewood we haven't invested in maintenance or enhancing community experience. Park Avenue beach and North Shore Yacht Club offer unique experience of the lake. While other land locked towns can compete in tennis, golf, paddleball and more, they cannot offer the incredible experiences Lake Michigan offers whether under sail, power or manual. People move to towns like Highland Park for the privilege to have access to the lake. It is a driver of property value and sheer joy and recreation for residents.

Part of the Park District's responsibility to recreation should be to maintain and provide safe ways to enjoy our lakefront and lake. Unfortunately, the situation at the Park Avenue Boating Facility has deteriorated that we now have lost for larger boaters their access and we risk further erosion and disruption to safe boating, SUP, canoe, etc. Over the past few years this facility has had increased usage and seeing activity and interest increasing and yet the park district has not recognized the community's desire for this type of recreation. The south beach is in dire need of improvements for it to last for another generation.

We need the Park District to invest into this facility. Of the Lakota Group's plans the barge repairs are critical, a refurbished building and additional storage would be beneficial as well as the beautification recommendations. The facility right now is a delightful dump but could offer the community so much more and frankly not be the current shame it is. The need for private funding seems out of line. The

NSYC provides immense value to the community at a steep discount with a volunteer run organization, water safety and classes taught across disciplines. These services continue to enhance the broader community. Asking for private funding is uncommon at other Park District facilities; this should be no exception. The south beach is in critical need of repairs and offers tremendous opportunity for revenue and further community enjoyment.

Amy Haggarty

990 Judson Avenue, Highland Park

I strongly believe that the Yacht Club and Park Avenue beach is the most underutilized, undervalued resource that Highland Park has. We have such unique and easy access to this amazing lake, and the fact that not everyone knows and appreciates it should not be interpreted as a lack of interest, but lack of investment over many years of making sure all citizens are aware of it and understand how to take advantage of it.

If the pandemic has taught us anything, it's that we have to appreciate, invest in, and nurture the natural resources that we have that allow people to get outside to socialize, stay healthy and stay sane. The number of people who have flocked to NSYC for paddling, either recreational or for lessons, has greatly increased this past year, and I believe motorized boating would have been the same, had the ramp not fallen into disrepair.

For the sake of all current and future HP residents, we need to recommit to and invest in the reconstruction and preservation of Park Ave and south beaches. We can't kick this can down the road any longer, it will just get harder and harder to rectify down the road.

Jennifer Phillips - 1426 Ferndale Avenue, Highland Park

Robert Davis - 72 Green Bay Road, Highland Park

Park Avenue Boating Facility is heavily used by boaters and citizens and needs to be maintained as a boating site. Park District states this facility is a low usage facility and therefore has a low priority for funding or improvements. This is based on 2017 citizen survey data where the PD separated non-motorized and motorized boaters input instead of seeing the users as one community group. Since 2013 PD has been sending boaters away by closing the site or by not allowing daily launch passes. Secondly, PD has not managed revenue at the site and has very little interest or experience with maintaining a boating site, just go and look at nearby North Shore facilities where boaters and users are welcomed, instead of turned away.

PRIORITIZE THE BARGE REPAIR AND MAINTENANCE. Park Avenue Boating Facility needs to be maintained as a boating site. The plans show new boardwalks. While visually appealing, this site should be Highland Park's boating gem. Right now, people swim against the rules and bring dogs on the beach on and off leashes. Adding more non-boating features might be nice, but it will require more vigilance from the District to follow the rules. The District pulls in revenue from boating fees and from NSYC, are you going to start charging fees for using that lakeshore similar to new rules at Rosewood Beach?

Park District needs to fund and manage Park Avenue Boating Facility (and other Lakefront Parks) by replacing failed and unsafe structures, improving, maintaining, and maximizing revenue. Park District has failed to maximize revenue at this site since 2013 and has not dedicated staff support to maintaining and managing the site. Users are only asking for minimal structures that will support boating such as a breakwater, a concrete boat launch, and boat storage. Less is more when it comes to enjoying nature.

Park District needs to update an expired lease agreement with the City. The North beach is owned by the PD and the South Beach is owned by the City and the lease for the south beach expired in 2001. PD is adding and funding \$1M in north beach Park Avenue projects but refuses to fund south beach projects where boating is located. Asking for private funding is uncommon at other Park District facilities. Can you produce other examples of where municipalities require non-profits to contribute to capital improvements?

The existing schedule, approvals, and private funding needed to make the \$1.5 M barge replacement project work is unrealistic. The PD needs to take its time in making the right plans, getting community support, and making sure there is a clear funding model that the community can get behind. With the current schedule, it feels like the PD is setting the boating community up for failure and then there will be no boat launch and no protective cove, and no boat storage or revenue at the site.

PD should fund the improvements at the site and support the boating initiatives that the North Shore Yacht Club provides to the community. NSYC has been providing boating classes, water safety education, equipment use, and safety boats on Lake Michigan since 1933. The NSYC has been a senior affiliate organization to the Park District for years and is a benefit to the community by providing a service that the PD does not provide. NSYC has been an all-inclusive, all volunteer Illinois Corporation since 1933.

Julie Timmons

394 Delta Road, Highland Park

We are all privileged to live in our beautiful community. We each chose to live here for various reasons but one thing we all have in common is an appreciation for knowing that our taxes are going to make the amenities in our community top-notch.

I have lived in Highland Park for thirty years and have raised four children in our community. The Park District was an excellent asset to our family. The courses, activities, and parks were first-rate.

Unfortunately, that is not the case with one of our jewels; Park Avenue Beach (PAB). It is the only boating beach in Highland Park and yet it has not been maintained by our Park District. It is a disgrace both in appearance and its current functionality.

You, as commissioners, chose to be careers for our parks; and yet it is as if you have not seen the state of Park Avenue Beach. It has been neglected of annual maintenance for too many years.

The push back of the Park District onto the City of the responsibilities that belong to the Park District has gone on too long. Enough is enough. It is time for this team of commissioners to get the job done.

Laura Santucci

1419 Glencoe Avenue, Highland Park

My comments and concerns for the lakefront plan are:

The boardwalk on the north side is a nice idea- I think it will really add to enjoyment of the lakefront. I go to Weko Beach in Bridgman, MI and a similar boardwalk would work well here.

I have concerns about the walkway planned for in front of the water treatment plant. Pedestrian traffic exists there today, and I realize space is extremely tight, but it would be worth it to find a safer place for pedestrians.

The boat racks I see in the plan are not going to cut it. The designers need to observe people taking out and putting equipment back. Those racks will not be enough for all equipment, and they are not arranged in a useable way.

Clubhouse improvements are needed and should be a priority for timing and funding after the breakwater fix. Please prioritize maintenance and improving functionality. We want a nice facility, but it needs to work for boaters- more storage, more lockers, better bathroom/showers, bigger deck.

The plan also needs to address keeping the bluff from slowly sliding down toward the clubhouse!

The walkway down the bluff is nice if its build to last.

Parking is important - boaters have a lot of gear and heavy kayaks, etc. they need to be able to park near the clubhouse.

Michael Homer
Resident, Highland Park

The concept plans from for the Park Avenue Site Plan did not reflect the current boat storage arrangements for NSYC boats at Park Avenue.

Please take into account space for existing club boats stored on the beach, North and South pads.
i.e.

- a) 18 of club Sunfish sailboats, 14' long, presently stored on Sunfish tiered racks on South carpark
- b) 3 of club Barnett 1400 sailboats, also 14' long, stored on dollies on beach
- c) 3 club Hobie Cat sailboats, 16' long, stored on beach + South pad
- d) 20 kayaks, 14' to 17' long, stored on beach
- e) 3 youth sailing boats in north compounds.
- f) Kayak trailer in north compound
- g) 4 reserve Sunfish stored in north compound
- h) 3 boat spots on South pad, for 2 of club Buccaneers and 'Tin Can' committee powerboat
- i) 15 of Sunfish dollies stored on beach

The trash compound south of the Sail storage /locker room is underutilized space - the 2 skips in there are rarely used.

This space could be converted into a lean to building for more indoor PD space to store additional SUPs or just move the new wood PD SUP rack into this spot.

Annette Doherty
64 Vine Ave, Highland Park

We moved to HP a few years ago. We were attracted by the dog beach and Park Ave Beach. You will notice that property values increase closer to the water. However, if the boat launch and dog beach are not repaired, there will be a significant loss in value as well as a loss in good old fashioned, Covid-safe entertainment for our community. My older neighbors talk about the old days of boating, picnics, smelt fishing, and bonfires at Park Ave Beach. The purpose of the park district should be to conserve this resource. I hope you will make these areas a priority.

Margaret Winker Cook
320 Whistler Rd, Highland Park

The restoration is direly needed. Highland Park has an incredible resource in its lakefront, yet Park Avenue beach has been allowed to deteriorate, particularly the sunken barge and now the boat ramp. Rescue boats are unable to launch, setting up the potential for disaster.

Highland Park's neighboring communities have done major restoration of their lakefronts after the extensive erosion over the winter two years ago, and have even made enhancements in response to community surveys and input (i.e., Winnetka <https://www.winpark.org/about-us/projects/lakefront-master-plan/>). They have lovely facilities available to all who have purchased stickers or passes for access.

Access to Park Avenue beach is thankfully affordable to most, and with NSYC, even equipment is available at a price that families can afford. However, the plan to renovate the beach using funds from NSYC totaling \$200K is totally unrealistic and inappropriate:

Unrealistic because while "yacht" appears in the organization's name, members join for plans that are under \$200 or under \$300 a year, depending on whether they wish to use and have passed safety tests for kayaks and SUPs, or sailboats as well. This accessibility is a boon to HP residents and others in the area, giving us a chance to enjoy our gorgeous lake, learn how to enjoy sailing and paddling, and receive safety training to avoid the lake's potential dangers. However, members are not financially prepared to foot a substantial portion of the bill for a Park District renovation.

Inappropriate because as a Park District facility, the area is open to all with a sticker, not just NSYC members. This is not a private facility, but a public resource rented out to NSYC. Public funding or grants will be needed to make the renovations, just as has been done with Rosewood Beach and the many other Park District facilities around Highland Park.

Stephany Siwinski
580 Hillside Drive, Highland Park

This location is heavily used by boaters and non-boaters alike and needs to be maintained as a boating site. The decisions made in the past few years starting with the water treatment plant issues have reduced the revenue opportunities and general access to the site, making it appear less in demand than it really is. Other North Shore communities are able to optimize the access and revenue opportunities at their boating facilities, why won't PDHP recognize this?

The Park District needs to take ownership of the maintenance, safety, safe operation, and revenue stream at this site. It's become a self-fulfilling prophecy that the site is not used because it's so run down and difficult to access for everyone, although being able to walk behind the water facility has improved my personal access to walk from the north lot to the south.

The lease situation needs to be resolved. The unnecessary bureaucracy between the City and PDHP owning different parts of the site is ridiculous, as is the request for private funding.

The whole barge replacement project as currently developed is unrealistic and setting the boating community up for failure. It's unrealistic and unfair to make the boating community shoulder such a significant part of the funding, especially when our lakefront access does bring people from other non-

lakefront communities into HP which has benefits to our town. If this plan is not done well, we will end up without a safe way to launch boats, no place to store boats, and therefore no revenue either.

The Park District needs to recognize the North Shore Yacht Club as an essential part of the PABF. The club provides full-service boating education to youth and adults in the community that the PD does not provide to make boating accessible to all in our community.

Stacy Winternitz

1130 Hilary Lane, Highland Park

Over the past two years, there are so many of us who finally have been able to take advantage of and enjoy the lake and all of the great amenities the North Shore Yacht Club has to offer. This is such an inclusive, welcoming club. Not only does it bring together community, but it also teaches us and our kids the importance of appreciating the lake and the amazing natural environment we live in. It also is huge in helping to teach about water safety!

I am writing to request that the Park District fund the improvements at the site and support the boating initiatives that the North Shore Yacht Club provides to the community. NSYC has been providing boating classes, water safety education, equipment use, and safety boats on Lake Michigan since 1933. The NSYC has been a senior affiliate organization to the Park District for years and is a benefit to the community by providing a service that the PD does not provide. NSYC has been an all-inclusive, all volunteer Illinois Corporation since 1933.

This is an invaluable asset to our community and future generations!

Leslie Goldstein

1530 Old Skokie Road, Highland Park

From what I can gather, years ago the Park District made the decision to pull funds allocated to maintain Park Ave boat launch and the club house. The club house is used by HP residents because of its beautiful location and deck off the beach, as well as the NSYC which offers a variety of instructional and safety classes in sailing, kayaking, outriggering, SUP, CPR and first aid, as well as racing events that attract participants from across the country.

Over the past couple years, I have seen this area slowly fall apart, and despite the lack of support from the Park District, there has been a significant increase in number of residents who come to use and enjoy this abandoned treasure.

Especially during the pandemic, we learned that we need to value and appreciate the variety of ways people can use nature to stay healthy, manage stress, and exercise. As mentioned, I, along with numerous others moved to the North Shore and Highland Park because of our unique proximity and access to the lake. Both Wilmette and Glencoe have gorgeous and well-polished boat beaches.

I kindly request the Park District recognizes and recommits to investment to improve Park Ave north and south beaches, and the club house, so future HP residents have the ability to enjoy the water in a variety of ways safely. It will improve our experience and elevate Highland Park in value.

Michael and Jennifer Gordon
306 Barberry Road, Highland Park

We have always loved going to, as we refer to them, the dog beach (Moraine), the boat beach (Park Ave), sea glass beach (Millard), and the people beach (Rosewood). These are the GEMS of Highland Park and should be cherished, supported, and kept available to all. Thank you for making Rosewood beautiful and keeping Millard more natural. We sadly miss hiking down to Moraine with our dog, please add this to your list of MUST FIX so that we can all enjoy more access to the lakefront. We are current boat owners and NSYC members, so Park Ave is very important to us. We mostly like Lakota's plan, although do prefer the simpler format of the current beach at Park Avenue. We are concerned for the city and park districts' ability to maintain such a scaled-up concept over time, given the way our current, simple amenities have been neglected and the state of disrepair into which they have slowly deteriorated.

The barge and lack of a boat launch and pier, fixing the foundation of the NSYC building are more important to us than a boardwalk.

We also have some questions that may be discussed at many if not all of the upcoming meetings between the Lakefront Committee, the Park District, and the City of HP:

Given the current state of the boat ramp and breakwater/barge, our fire department can no longer launch their rescue boat in Highland Park, and they must drive up to Lake Forest to launch before then driving the boat back down to Highland Park. Do the city and park district see this as a safety issue?

The current boat ramp and breakwater/barge have slowly fallen into a state of disrepair. It is our understanding that there is money in the operating budget to maintain these assets. If there is, it does not appear as though it is being utilized for this purpose? Is this understanding, correct?

Approval of the Lakefront Committee Meeting Minutes from July 8, 2021

July 8, 2021, Lakefront Committee Meeting minutes were approved.

Park Avenue Updates

A. Breakwater and Boat Ramp Pre-Engineering Update

Director Smith reminded the committee that SmithGroup is involved with preliminary planning and will provide an update at the August 24 Regular Board Meeting. During this meeting, staff will also seek approval of the final pre-engineering proposal for the Breakwater and Boat Ramp Replacement. Staff hopes to release the construction bid in December of this year, with construction beginning in April of 2022 with an estimated completion date of August of 2022. Director Smith reported that staff does not anticipate the cost to increase from \$1.5 million, unless the Park District decided to expand the boat ramp beyond 32 ft, however, staff are recommending this since it permits two-way traffic.

If the Park District were to expand the boat ramp, Director Smith proposed four options, which SmithGroup will provide cost estimates and a recommendation at the August 24 Regular Board Meeting.

Current Option

32 ft wide with two 13.5 ft lanes and one 5 ft boarding dock.

Option 1

53 ft wide with two 20ft lanes and two 6.5 ft boarding docks.

Option 2

43 ft wide with two 15 ft lanes and two 6.5 ft boarding docks.

Option 3

36.5 ft wide, with two 15 ft lanes and one 6.5 ft central boarding dock.

The Lakefront Committee Liaisons would like to know if staff currently have a recommendation.

Executive Director Romes reported that staff and SmithGroup will provide a recommendation at the August 24 Regular Board Meeting, however, staff are favoring option 2 or 3. This will also be discussed with the Park Avenue Working Group to gather feedback from the boating community.

As for grants, the Park District would like to submit two grant applications. However, there are challenges, since staff will not be able to bid out the project until the grant funds are awarded, which will be in January of 2022, but construction would not be able to commence until 2023. As a result, staff would like to apply for amenities vs. the full \$200,000 so construction is not delayed.

Commissioner Freeman would like to know if the estimated completion could occur before August of 2022.

Director Smith reported that there's always a possibility but there is no guarantee.

B. Site Master Plan Update

Manager Schwartz introduced Scott Ferris from the Lakota Group to present the different options for the site plan. Mr. Ferris reported that the site plan looks at the existing condition, which includes parking access, access to the water, and identifies problematic elements to develop two different options to improve the site.

Concept A

Significant improvements to parking on the north end of the site, by removing the fence that surrounds boat storage. While we understand storage users may prefer the fence, this improves the flow of traffic throughout the parking lot and allows for construction for pedestrian walkways from the parking lot to the north beach. Additionally, a boardwalk will be constructed along the waterfront of the north beach. The boardwalk leads to the paved surface of the east parking lot. Designated fishing posts will be constructed along the east parking lot and the retaining wall will be repaired. At the south end, improvements will be made to the club house and the surrounding beach.

Concept B

The only difference between Concept a and B are improvements along the north side of the site. In this concept, boats will continue to be stored in a fenced area in the north parking lot, however, the asphalt will be restriped to improve traffic flow without making significant changes to the layout.

Mr. Ferris reported that, that site improvements will be broken into phases.

As for feedback from the August 16 Community Meeting, the Lakota Group identified the following items that may require further examination before a finalized site plan is developed.

1. Education about Project Process & Scope of Study
2. Strong desire for swimming at the beach (Safety Discussion)
3. Interest in prioritizing boat storage at the site and maintaining/improving fence
4. Interest in seeing more revenue stream enhancements
5. Consider fee structure for boat launch before allocating number of boat parking spaces as fees will affect usage. Current fee structure is prohibitive.
6. Opposition to increasing car/vehicular traffic at the site
7. Parking east of water treatment plant is underutilized. Consider adding seating & viewing area/s
8. Interest in further pedestrian access enhancements to the site. Consider widening sidewalk along Park Avenue. Need more separation from car traffic for pedestrian safety.
9. Concerns about traffic conflicts at the painted ped-way. Consider ADA ramp/walk east of Water Plant
10. Interest in a bus/shuttle/ride-share service to/from the site
11. Interest in further improvements to Yacht Club building and enhanced interior boat storage
12. Concerns about impact to the bluff as it relates to PH3 bluff staircase
13. Concerns that boardwalk could be undermined by shifting lake levels and ice movement
14. Desire to find new location for winter snow storage

Commissioner Kaplan would like to know how much is budgeted for Park Avenue Site improvements presented by the Lakota Group.

Executive Director Romes reported that currently the Park Avenue Site Plan is unfunded.

Vice President Grossberg would like to know what type of security would be in the north parking lot if the fence were removed.

Executive Director Romes reported that there are cameras on site and staff are discussing additional features such as added lighting.

Executive Director Romes reported that staff are seeking consensus from the Lakefront Committee regarding the Park Avenue Site Plan.

Commissioner Kaplan reported that he supports the plan, so long as it's vetted by the Planning Department and Finance Committee.

Commissioner Freeman and Vice President Grossberg agreed with Commissioner Kaplan.

Adjournment

The meeting adjourned at 5:28 p.m.