Levee Improvement Commission
Minutes
June 27, 2017

Present: Mayor Klipsch, Bill Ashton, Shelley Chambers, Frank Clark, Mike Veal, and Pat Walton

Others Present: Ald. Kyle Gripp, Council Liaison; Matt Fenton; Scott Hock, Parks; Zach Peterson, Public Works; Pat Driscoll, City Communications; Devan Patel, QC Times, WQAD reporter; Citizens; and Steve Ahrens, Levee Improvement Commission

Mayor Klipsch called the meeting to order at 5:30 p.m. Clark moved to approve the minutes of the May 23 regular meeting. Chambers seconded the motion and it carried.

Finance

Ahrens presented the month's disbursements, aged receivables report and the FY2017 Lease Report. Ahrens noted that Oneida Landing Marina is two months past due for rent. Ashton moved to approve the disbursements. Walton seconded the motion and it carried.

Leases

Staff presented the draft agreement for renewal of the semi-trailer parking lot with Kraft, which includes the provision for a month-to-month lease for likely 3 months as Kraft relocates to its new facility. Clark moved to approve the agreement at the existing rent rate for three months, then increasing to $1,000/month. Ashton seconded the motion and it carried.

The Commission continued its discussion regarding a draft lease agreement for two spaces at Union Station for restaurants. The petitioner, Matt Fenton, was present to respond to the Commission regarding his interest in and ideas for Union Station. The concept is to create two separate restaurants using both the Package Express Building and the first floor of the Union Station building, which will be available September 1. The Commission also discussed Fenton's estimated investment of better than $750,000, and his request for consideration for required fixed building improvements, such as a fire suppression system, larger water heater, and necessary accessibility upgrades to the restrooms triggered by the renovation. The Commission embraced a reduction in rent to $11.00/sf and abating the first four months of rent. The Commission will consider final approval of the draft lease agreement at its next meeting.

Projects

Ahrens led the Commission through the corresponding revisions to the organization's by-laws as a result of changes to the governance ordinance, which is under review by the City Council. Per the by-laws, two readings are necessary prior to final approval of any changes. The Commission will consider the final reading of the corresponding revisions to the by-laws at the next Commission meeting.

Mayor Klipsch delivered a presentation regarding Main Street Landing to the Commission, and a discussion was held. It is intended that the City will solicit and collect feedback stemming from the presentation as it is given throughout the community.

Staff Report

Ahrens provided updates on a variety of topics, including:

- Front Street Brewery is shelving the Freight House expansion concept for now; Will likely vacate the additional space beginning November 1.
- Main Street Landing RFP Design Standards – Finance Director Wright request for two representatives from the LIC – Mike Veal and Pat Walton were selected
- River Heritage Park – Upstream area re-graded and seeded
- Newt Marine – RHP dockage?
- River Action Hydro-power conference reminder

Other Business

There were no comments from the public, and with no further business, the meeting was adjourned at 7:00 p.m.

Pat Walton

Pat Walton, Vice Chairman