Levee Improvement Commission
Minutes
May 23, 2017

Present: Mayor Klipsch; Shelley Chambers, Frank Clark, Karl Rhomberg, and Pat Walton

Others Present: Ald. Kyle Gripp, Council Liaison; Matt Fenton; Richard Thomas, Parks Liaison; Brandon Wright, Finance; Ashton Mixer, Front Street Brewery; Zach Peterson, Public Works; Pat Driscoll, City Communications; Devan Patel, QC Times, Multiple Media Outlets; Multiple 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 April 25 regular meeting. Walton seconded the motion and it carried.

Finance

Ahrens presented the month's disbursements, aged receivables report and the FY2017 Lease Report. Walton moved to approve the disbursements. Chambers seconded the motion and it carried.

Leases

Matt Fenton made a presentation 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 asked staff to continue a dialogue with the prospective tenant and return with a draft lease agreement.

Staff provided an overview for a renewal of the semi-trailer parking lot with Kraft, which includes the likelihood of a month-to-month lease for 2-3 months as Kraft relocates to its new facility. Staff was asked to research the market rate for this parcel and the Commission will consider the agreement at its next meeting.

Projects

Commissioner Chambers led the Commission through the draft governance ordinance jointly prepared by Commissioner Chambers and the Legal Department regarding the organizational recommendations stemming from the joint meeting held with the Parks and Recreation Advisory Council and presented to the City Council. After discussion, Rhomberg moved to approve the ordinance. Walton seconded the motion and it carried. The ordinance now goes to the City Council for its consideration. The Commission will consider corresponding revisions to the by-laws at the next Commission meeting.

Ahrens introduced Ashton Mixer, with Front Street Brewery, who provided a brief update regarding its request to modify its storefront at the Freight House Tap Room to accommodate enhanced production and distribution. The proposal is to replace a section of the glass storefront with an overhead door for forklift access. In addition, FSB would replace a section of the decking with concrete, while using the existing sidewalk to the parking lot during non-peak hours. Also, for symmetry purposes, it is proposed to add a second section of concrete to the immediate west and along the deck at FSB expense. Rhomberg moved to table for one cycle as staff conducts additional research. Walton seconded the motion and it carried.

Zach Peterson with Public Works provided background information for signage at River Heritage Park. Staff was asked to have standard park entrance signage erected along River Drive.

Staff Report

Ahrens provided updates on a variety of topics, including:

- Casino Barge Removal – per Council/Management 5/16 meeting
  - City of Keokuk now owns barge and is working with contractor for removal; Lower river levels needed prior to departure
- Main Street Landing – Finance Director Brandon Wright provided an update on materials selection processes
- Mayor Klipsch reported that there are no plans in City Hall for the Main Street Landing development at this time
- Summer Concert Series – Kick-off is June 4

Other Business

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

Karl T. Rhomberg

Karl Rhomberg, Secretary