

**WOODBURY COUNTY, IOWA, CONSERVATION BOARD  
MINUTES OF THE SATURDAY, FEBRUARY 9, 2019, BOARD MEETING**

The following is a true copy of the minutes of the meeting of the Woodbury County, Iowa, Conservation Board held on Saturday, February 9, 2019, at the Dorothy Pecaut Nature Center beginning at 12:45 p.m.

**BOARD MEMBERS PRESENT**

Aaron Gehling, Chris Zellmer-Zant, Cindy Bennett, Neil Stockfleth and Suzan Boden

**BOARD MEMBERS ABSENT**

None

**STAFF PRESENT**

Dan Heissel, Dawn Snyder, Bob Fundermann, Don Haahr, Josh VanVoorst and Dawn Bostwick

**OTHERS PRESENT**

None

**CALL TO ORDER**

Chairperson Zant called the meeting to order at 12:45 p.m.

**CORRESPONDENCE ITEMS**

None

**PUBLIC PARTICIPATION**

None

**ITEM R1. APPROVE CONSENT AGENDA**

**MOTION** by Suzan, second by Neil.

To approve the consent agenda.

**VOTE:** Aye: Aaron Gehling, Chris Zellmer-Zant, Cindy Bennett, Neil Stockfleth & Suzan Boden  
Nay: None  
Absent: None

Consent agenda was approved and involved the following items:

**ITEM C1. Approve minutes of the January 8, 2019 monthly meeting.**

**ITEM C2. Approve January 2019 claims and expenditures.**

**ITEM C3. Receive and place on file the January 2019 financial/budget report.**

**ITEM C4. Acceptance of Gifts/Donations**

1. Great Western Bank employees for \$16 cash donation
2. Brad Kollars memorial gifts update: \$3,825.00

**ITEM R2. Flemming Property Update – REAP Grant Etc, (Heissel)**

Dan reported that he received the closing statement from the Iowa Natural Heritage Foundation for the Flemming property repurchase. He has ordered a title opinion through attorney, Dan Moore, and once received he would like to complete the purchase. The \$225,935.57 payment

will be made from the Conservation Reserve Fund. A request will then be submitted for reimbursement of \$220,000 through the DNR REAP grant.

**MOTION** by Suzan, second by Cindy.

To approve and authorize a \$225,935.57 payment to the Iowa Natural Heritage Foundation to complete the purchase of the Flemming property, with reimbursement of \$220,000 through the DNR REAP grant.<sup>3-19</sup>

**VOTE:** Aye: Aaron Gehling, Chris Zellmer-Zant, Cindy Bennett, Neil Stockfleth & Suzan Boden  
Nay: None  
Absent: None

Brief discussion was held regarding the 24-acre Halbur property near Correctionville. Dan was asked to obtain more details.

**ITEM R3. Discuss and decide on recipients for 2018 Friend of Conservation and Conservation educator awards. (Snyder) - Action**

Dawn presented a list of potential candidates for the annual conservation awards. Following discussion, the board agreed with the staff recommendation of Bill Zales for the Friend of Conservation Award and Kim Handke for the Conservation Educator Award. Award winners will be recognized at the volunteer recognition event to be held on Thursday, May 16, 2019.

**ITEM R4. Brown's Lake – Land Acquisition – Jolin Glass property update (Heissel)**

Dan gave an update on the Jolin Glass property near Brown's Lake. He stated that the Iowa Natural Heritage Foundation has been working with a realtor and are looking for ways to get part donated.

**ITEM R5. Capital Improvement Projects Update (Dan)**

**1. DPNC – HVAC – Office Move**

Dan stated that the HVAC contractors are still on track for the April 1<sup>st</sup> deadline to be done working in the lower level and upstairs classrooms. The equipment has arrived, and installation has begun. At some point, they will have to flush and replace the glycol in the geothermal wells, which will leave the building without heat for a week. They will provide an alternative heat source during that time. Dan noted that during the initial demolition work, the heat pump that feeds the reception office was removed by mistake. Ceramic heaters are being used to heat that area during construction.

**2. Southwood – Earth Moving**

The Secondary Roads department has been onsite and is creating a map for the Southwood cold storage building location. An estimated 15,000-20,000 cubic yards of dirt will need to be moved at a cost of approximately \$20,000-30,000. They advised bidding it out by the hour rather than cubic yards so that everything is done as anticipated. Once solid numbers are received, RFPs will be put out for the project.

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<sup>3-19</sup> To approve and authorize a \$225,935.57 payment to the Iowa Natural Heritage Foundation to complete the purchase of the Flemming property, with reimbursement of \$220,000 through the DNR REAP grant.

**3. Brown's Lake Concession Bldg. Update**

Dan reported that a tar asbestos slurry on the roof was discovered on the original plans for the Brown's Lake concession building. The roof was cored, and tests came back negative. However, it was also noted on the plans that two of the brick walls were filled with Zonolite, which is known to contain asbestos. The EPA recommends assuming anything with Zonolite has asbestos in it. Brian is working with a company that can handle the proper removal of those walls. A state inspection was also advised, and the inspector was there on Friday. Costs will be presented at the next meeting.

**4. Solar Panel Project Update**

Dan stated that he met with Dolf Ivener and his partner regarding the solar panel project at Snyder Bend and explained that RFPs would be required by the county. Dolf agreed that RFPs were important in being transparent and making sure the project is done right. Dan will have the County Attorney review the Power Purchase Agreement and bring it to the board for approval when the numbers are ready.

**ITEM R6. Board member/staff reports**

**1. Administrative items (Dan)**

Dan reported on the following items:

**a. Firewood Price Change**

Dan informed the board that field staff have asked to set firewood prices back to \$5/bundle again rather than \$6/bundle. Keeping enough change on hand has been burdensome, and staff believe sales have decreased since raising the price.

**MOTION** by Neil, second by Suzan.

To approve and authorize a decrease in firewood prices to \$5/bundle.<sup>4-19</sup>

**VOTE:** Aye: Aaron Gehling, Chris Zellmer-Zant, Cindy Bennett, Neil Stockfleth & Suzan Boden

Nay: None

Absent: None

Brief discussion was held regarding utilizing a large machine to cut firewood to increase efficiency. Dan indicated that the machine may be rented for a day to determine the feasibility of renting versus purchasing. More information will be provided later.

Dan asked the board to consider adjusting the number of camping coupons in a book from ten to seven. Originally books included seven coupons for the price of six but were later changed to ten coupons for the price of nine. The lower price point and the full week's worth of coupons is preferred by campers and staff. It was also noted that firewood coupon books are rarely being sold, and staff would like to discontinue their use altogether. Dan will ask for a decision on both items at the next meeting.

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<sup>4-19</sup> To approve and authorize a decrease in firewood prices to \$5/bundle.

**b. Set March meeting date**

The next meeting was set for 4:00 p.m. on Thursday, March 7, 2019, at the Dorothy Pecaut Nature Center.

**c. Other**

Dan reported that in the process of removing shrub rows by the Little Sioux Park entrance, staff noticed that the electric poles looked rotten and dangerous. Initially, MidAmerican Energy stated that they were not responsible because the poles were after the meter, but they later determined that since they had moved the meter outside the park a couple years ago, they are responsible for the poles. They agreed to replace the poles but require an easement be signed. Dan will have the County Attorney review the easement but asked for authorization to sign the easement once approval is received. Suzan asked that the easement agreement be emailed to the board members for review as well.

**MOTION** by Neil, second by Aaron.

To approve and authorize the Director to execute the MidAmerican Energy easement agreement for replacing electrical poles at Little Sioux Park, following review and approval by the County Attorney. <sup>5-19</sup>

**VOTE:** Aye: Aaron Gehling, Chris Zellmer-Zant, Cindy Bennett, Neil Stockfleth & Suzan Boden

Nay: None

Absent: None

Dan distributed the park user fees report for 2018. He pointed out that camping was down from last year, which most likely can be attributed to weather.

**2. Park activities (Heissel)**

Dan reported on the following park activities:

- Little Sioux Park staff have been removing shrub rows along the north fence line.
- Southwood staff have been using the new sign machine to replace signs in the park with the layered plastic sign material, as well as making signs and prepping for the archery range.
- Snyder Bend and Bigelow Park staff have been working on equipment, removing trees damaged in the 2011 flood, and making repairs and updates in the cabins.
- Richard Dandurand, a resident of Brown's Lake, has donated three aluminum benches to Bigelow Park in memory of his wife, Diane.
- WCCB will be hosting the CCPOA spring workshop at the Sioux City Police Department Training Center by the airport on March 5<sup>th</sup>.

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<sup>5-19</sup> To approve and authorize the Director to execute the MidAmerican Energy easement agreement for replacing electrical poles at Little Sioux Park, following review and approval by the County Attorney.

**3. Nature Center activities (Snyder)**

Dawn reported on the following Nature Center activities:

- The programs and visitors report for January was distributed.
- Dawn stated that she was approached by a State Farm agent about their “Quotes for Good” program wherein they would donate \$10 to the Nature Center for all auto quotes they get due to referrals from our organization, up to \$1,000. After brief discussion, the board members agreed that it wouldn’t be appropriate to promote or recommend any particular company.
- Dawn presented an estimate of \$3,785 from The Upholstery Shop in Sioux City to reupholster two chairs and two couches in the exhibit area. The furniture is 23 years old but still in good shape structurally. The project could be done by the end of May.

**MOTION** by Suzan, second by Cindy.

To approve the reupholstery of two chairs and two couches at the Nature Center for a cost of \$3,785.<sup>6-19</sup>

**VOTE:** Aye: Aaron Gehling, Chris Zellmer-Zant, Cindy Bennett, Neil Stockfleth & Suzan Boden

Nay: None

Absent: None

- Olivia Parks began January 7<sup>th</sup> in the half-time AmeriCorps position. She has been planning programs and preparing for the spring and summer schedule.
- A Siouxland Chamber Rush Hour Connect will be held at the Nature Center on Thursday, July 18<sup>th</sup>. Dawn asked for ideas for a co-sponsor to help with food and beverage costs.
- The Woodbury County Conservation Foundation annual meeting will be held Sunday, February 10<sup>th</sup>, at Briar Cliff University.

**ITEM R7. Adjournment**

The meeting was adjourned at 2:15 p.m.

The above minutes were recorded by Dawn Bostwick.

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Recording Secretary, Dawn Bostwick

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Board Secretary, Aaron Gehling

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Board President, Chris Zellmer-Zant

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<sup>6-19</sup> To approve the reupholstery of two chairs and two couches at the Nature Center for a cost of \$3,785.