

**WOODBURY COUNTY, IOWA, CONSERVATION BOARD
MINUTES OF THE THURSDAY, MARCH 7, 2019, BOARD MEETING**

The following is a true copy of the minutes of the meeting of the Woodbury County, Iowa, Conservation Board held on Thursday, March 7, 2019, at the Dorothy Pecaut Nature Center beginning at 4:00 p.m.

BOARD MEMBERS PRESENT

Chris Zellmer-Zant, Cindy Bennett and Neil Stockfleth

BOARD MEMBERS ABSENT

Aaron Gehling and Suzan Boden

STAFF PRESENT

Dan Heissel, Brian Stehr, Theresa Kruid and Dawn Bostwick

OTHERS PRESENT

None

CALL TO ORDER

Chairperson Zant called the meeting to order at 4:10 p.m.

CORRESPONDENCE ITEMS

None

PUBLIC PARTICIPATION

None

ITEM R1. APPROVE CONSENT AGENDA

MOTION by Cindy, second by Neil.

To approve the consent agenda.

VOTE: Aye: Chris Zellmer-Zant, Cindy Bennett and Neil Stockfleth

 Nay: None

 Absent: Aaron Gehling and Suzan Boden

Consent agenda was approved and involved the following items:

ITEM C1. Approve minutes of the February 9, 2019 monthly meeting.

ITEM C2. Approve February 2019 claims and expenditures.

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

ITEM C4. Acceptance of Gifts/Donations

1. Safari Club International – Iowa Chapter Grant for \$3,300 for 3-D archery range & archery equipment

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

Dan reported that the REAP grant reimbursement paperwork has been submitted, and a check is expected by next week. They will not pay interest, so \$6,000 is being deducted from the payment. The Iowa Natural Resources Foundation has been paid, and the deed has been

recorded. Sign posts are in place at the pins, and ready for fencing to be done. It will be open to the public in time for turkey season.

Neil mentioned another small parcel that might be for sale, but he wasn't able to find a listing. Dan will ask Bob to drive by and see if it is for sale by owner.

ITEM R3. Snyder Bend Lake– Informational (Heissel)

Dan reported that Ben Wallace, DNR Fisheries Biologist, contacted him and is holding a meeting for the stakeholders of Snyder Bend (DNR, Corps of Engineers and County Conservation) to discuss killing off the lake and restocking it to get rid of the Asian carp that have been a problem.

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

Tim Sproul of the Iowa Natural Heritage Foundation has been working with a realtor on the Jolin Glass property. He was told the City of Sioux City may have some interest in the 120 acres to the west. Dan contacted the City but hasn't heard back. If the City is interested, WCCB may not be because hunting would not allowed if annexed into the city. The parcel of interest is approximately 40 acres, 20 acres of wetland and 20 acres of cropland, and is estimated to cost \$110,000. A Habitat Stamp grant will be pursued, requiring it to be subject to an appraisal.

MOTION by Neil, second by Cindy.

To approve and authorize the Iowa Natural Heritage Foundation to move forward on the Jolin Glass property purchase at a cost of \$110,000, subject to appraisal, and only if the City of Sioux City is not interested in purchasing adjacent land.⁷⁻¹⁹

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

ITEM R5. Capital Improvement Projects Update (Dan)

1. DPNC – HVAC – Office Move Update

Contractors are confident with the April 1st deadline. All heating units and piping are installed. Painting is done. Ceiling grid is going in with just a couple rooms left to install. The new ductwork hangs lower, making the ceilings in a few offices 7' 10½" rather than 8'. Carpet is being installed Friday or Monday. The movers have been notified. A few new desks have been ordered, one for a new employee and two to replace old metal desks. New copper lines need to be run in the classrooms, and they started removing the old pipe today. Dan noted that each loop was supposed to have 2 barrels of glycol but only had 1 ½, which is down 150-200 gallons, probably due to a bad pressure gauge. The new system monitors and injects glycol monthly as needed.

The roof replacement is slated to start in April.

⁷⁻¹⁹ To approve and authorize the Iowa Natural Heritage Foundation to move forward on the Jolin Glass property purchase at a cost of \$110,000, subject to appraisal, and only if the City of Sioux City is not interested in purchasing adjacent land.

2. Southwood – Earth Moving – Quote, RFP’S Out – Action

Brian presented pictures showing the plan designed by Secondary Roads for the earth moving at Southwood. The plan calls for 10,690 cubic yards to be cut and 7,545 needed for fill, leaving an excess of 3,100 yards. The west side will have a 3:1 slope. A few trees will be removed on the end, but most will be kept. Ben Kusler recommended bidding it out by the hour, rather than by the job, so changes can be made as needed. Cost is estimated at \$30,000-\$40,000. There will be an additional cost of approximately \$10,000 to move utilities. All information is ready to put out RFPs, and bids could be ready to review at the next meeting. The dirt work would be done in the spring and the building erected in the fall.

MOTION by Cindy, second by Neil.

To approve and authorize going forward with RFPs on the earth moving project at Southwood Conservation Area.⁸⁻¹⁹

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

3. Brown’s Lake Concession Bldg. – Asbestos Abatement – Action

Dan reported that asbestos was found in the Brown’s Lake concession building. It was core drilled, and the roof tarring was negative. The original plans show that the concrete block contains Zonolite, which can be contaminated when mined, and it is advised to treat all as if contaminated. The state inspector will check to see if other asbestos is in the building. Contractors don’t want to work with roof in place but can’t disturb the block. Sections can be saw cut leaving the concrete roof over the block. Niewohner Construction had planned to take down the building but doesn’t have the equipment to do that. Brian will be contacting an abatement service that also does demolition to get a proposal for abatement and demo. Dan stated the playground equipment will be put off until after July 1st.

MOTION by Neil, second by Cindy.

To approve and authorize pursuing bids for abatement and destruction of the Brown’s Lake concession building.⁹⁻¹⁹

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

4. Solar Panel Project Update

The solar panel project at Snyder Bend is ready to go, but Dan just received the Power Purchase Agreement. It is a five-year agreement with a 20% savings on electrical. Payment will be quarterly. Dan sent the agreement to the County Attorney for review and hasn’t heard back yet.

⁸⁻¹⁹ To approve and authorize going forward with RFPs on the earth moving project at Southwood Conservation Area.

⁹⁻¹⁹ To approve and authorize pursuing bids for abatement and destruction of the Brown’s Lake concession building.

MOTION by Neil, second by Cindy.

To approve and authorize submitting RFPs to other dealers for the solar panel project at Snyder Bend, subject to the County Attorney's approval of the Power Purchase Agreement.¹⁰⁻¹⁹

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

ITEM R6. Board member/staff reports

1. Administrative items (Dan)

Dan reported on the following items:

a. Firewood Price Change- \$6/bundle to \$5/bundle- Action

The park staff has asked the board to consider changing the price for firewood from \$6 per bundle back to \$5 per bundle. This will aid in making change by not requiring them to have so many \$1 bills on hand, as well as making marketing easier with people being able to buy four bundles for an even \$20. Prior to the meeting, Suzan and Aaron indicated their support of the change.

MOTION by Cindy, second by Neil.

To approve and authorize a decrease in firewood prices to \$5/bundle.¹¹⁻¹⁹

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

b. Camping Coupons – Change from 10 to 7 in a book- Action

Dan explained that campers have complained about the camping coupons being sold in books of ten rather than seven since the change was made a few years ago. Staff agrees that books of seven are preferable because campers generally stay for a week at a time and it also puts the books at a more reasonable cost point. Each night of camping is \$20, and each coupon book is discounted for one free night.

MOTION by Neil, second by Cindy.

To approve changing camping coupons to sell in books of seven for \$120.¹²⁻¹⁹

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

¹⁰⁻¹⁹ To approve and authorize submitting RFPs to other dealers for the solar panel project at Snyder Bend, subject to the County Attorney's approval of the Power Purchase Agreement.

¹¹⁻¹⁹ To approve and authorize a decrease in firewood prices to \$5/bundle.

¹²⁻¹⁹ To approve changing camping coupons to sell in books of seven for \$120.

c. Mid-American Energy Easement- Action

Dan reported that the County Attorney had some language changes on the MidAmerican Energy easement which have now been made. Once easement is signed, MidAmerican will replace the damaged poles at Little Sioux Park.

MOTION by Cindy, second by Neil.

To accept and authorize Heissel to sign the easement agreement with MidAmerican Energy for Little Sioux Park.¹³⁻¹⁹

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

d. Browns Lake/Snyder Bend Garbage Contract – Action (Stehr)

Brian sent Requests for Proposal to four garbage services for Brown’s Lake and Snyder Bend. The only proposal received was from Western Disposal, the current provider, at the same price as set three years ago and using their dumpsters.

MOTION by Neil, second by Cindy.

To accept the bid from Western Disposal to provide garbage service for three years at Brown’s Lake and Snyder Bend.¹⁴⁻¹⁹

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

e. Set April Meeting Date

The next meeting was set for 4:00 p.m. on Tuesday, April 16, 2019, at the Dorothy Pecaut Nature Center.

f. Other

House File 542 was defeated. Senate Study Bill 1221 has been amended with criteria to buy at fair market value and add on to existing project. It passed 2 to 1 in subcommittee and will go to committee for vote on Friday. Board members were encouraged to contact local Farm Bureau representatives and ask how they feel about public lands.

The Iowa Tourism *99 County Parks* program will be kicking off in Woodbury County at the Nature Center on Earth Day, April 22nd. The event will be held from 10:00 a.m. until 12:00 noon that day, with the governor expected to be in attendance. Media will be invited. The new 99 Parks selfie station will be built in time for the event as well.

¹³⁻¹⁹ To accept and authorize Heissel to sign the easement agreement with MidAmerican Energy for Little Sioux Park.

¹⁴⁻¹⁹ To accept the bid from Western Disposal to provide garbage service for three years at Brown’s Lake and Snyder Bend.

2. Nature Center Activities

Theresa reported on the following park activities:

- The programs and visitors report for February was distributed. Numbers have been down, likely due to the construction going on.
- A \$3,300 grant was received from the Safari Club International Iowa Chapter for the archery range at Southwood.
- The Brad Kollars family would like to put his memorial donations towards a box turtle play sculpture for the Nature Playscape.
- Olivia Parks began in the half-time AmeriCorps position and is busy planning programs.
- Theresa reported that for a number of years she has wanted to have summer day camps in the parks in addition to at the Nature Center. This year, with the help of the two AmeriCorps positions, it is going to happen.
- Summer camps have been scheduled with 20 sessions this year, as opposed to 24 last year.
- Summer interns are being interviewed and hired.
- Tyler and Brian have been working on remodeling the receptionists' office. A counter desk and shelving are being installed. A counter from the downstairs office is being repurposed upstairs in the naturalists' workroom.
- Nature Calls contact lists from last year were distributed. Board members are asked to let Dawn Snyder know who they would like to contact and when they want their packets.
- Dawn and Olivia will be participating in an Earth Day event in South Sioux City on April 28th. Stone State Park, Adams Homestead and Nature Preserve, and Woodbury County Conservation will be sharing a booth.
- Field trips are filling up. Theresa's schedule is full, and Olivia's is almost full, with several additional requests in the works.

3. Park Activities

Brian reported on the following park activities:

- Park staff have been getting ready for camping season and starting the hiring process for seasonal positions. Summer Rangers have been interviewed and offer letters have been sent. Not many maintenance applications have been received so far. Hopefully, some of the summer ranger applicants may be interested in maintenance positions.
- Staff have been busy with snow removal the past couple weeks, especially at Little Sioux and Southwood.
- Little Sioux and Southwood staff have been starting to work on burn plans and food plots for the spring. A cooperative burn week will be held in the northern part of the hills with the DNR, CCBs and other volunteers.
- The shooting range opened on March 1st. Staff was able to clear enough snow so that it could open on time but it may need to close later in the spring mud becomes an issue.
- Snyder Bend staff have been painting and making repairs in the cabins, as well as doing some welding projects.
- WCCB hosted the CCPOA spring workshop at the Sioux City Police Department training center. One presenter cancelled that morning, but another presenter was able to fill two time slots. Participants were able to use the 180-degree shooting simulator.

4. Board

Dan stated that he will ask JEO to put together a rough plan for the Brown's Lake bathhouse to get an estimate of possible costs. It could be added on to the current project.

Theresa reported that she has someone from Sioux Falls coming to look at the 400-gallon fish aquarium to see about getting it replumbed because the valves have become very difficult to turn. It will cost \$250 for them to come and evaluate it.

ITEM R7. Adjournment

The meeting was adjourned at 5:50 p.m.

The above minutes were recorded by Dawn Bostwick.

Recording Secretary, Dawn Bostwick

Board Secretary, Aaron Gehling

Board President, Chris Zellmer-Zant