

October 12, 2022
Polk County Administration Bldg., Room 120
111 Court Ave., Des Moines, IA
5:30 PM – PCC Board Meeting

PROCEEDINGS OF THE POLK COUNTY CONSERVATION BOARD

The Polk County Conservation Board met in person for regular session Wednesday, October 12, 2022. The meeting was called to order at 5:40 p.m.

- #22-1001 **Roll Call**
Members Present: **Lewis, Mollenhauer, Crane, Altringer (Zoom)**
Members Absent: **Cataldo**
- #22-1002 **Public Comments**
- #22-1003 **New Employee Introduction**
a. **Kade Jones; Construction Technician**
- #22-1004 **Easter Lake North Shore Project Design Update-Kami Rankin**
- #22-1005 **Financial Reports**
- #22-1006 **MOVED BY Mollenhauer** to approve the September 14, 2022 meeting minutes.
Vote Yea: **Lewis, Mollenhauer, Crane, Altringer**
Members Absent: **Cataldo**

CONSENT AGENDA

- #22-1007 **Approving** bill list.

LET THE RECORD SHOW it was moved by **Mollenhauer** to approve the consent agenda.
Vote Yea: **Lewis, Mollenhauer, Crane, Altringer**
Members Absent: **Cataldo**

ACTION ITEMS

- #22-1008 **Approving** the lowest contractor bid for hazardous ash tree removal from Jester Park Golf Course to Xtreme Tree for the contracted amount of \$84,915.00 and authorize the Chair or their designee to sign the contract.

LET THE RECORD SHOW it was moved by **Mollenhauer** to approve Action Item 22-1008.
Vote Yea: **Lewis, Mollenhauer, Crane, Altringer**
Members Absent: **Cataldo**

BOARD DISCUSSION

Director's Remarks –

Many thanks to each Board Member for the individual meetings – some take aways:
Make sure PCC explains the why, how, what details instead of using TBD
Plan more field trips for Board Members a couple times a year (half days)
Work assignments on committees – involvement with ICCS
Special event communications through text

Sleepy Hollow – planning for next fiscal year's budget right now – core team members are collaborating with Rich & Kami on income projections and planning efforts – a lot of evaluation is going on right now – what the transition looks like from current to future protocols

\$30,000 Pheasants Forever grant

Mountain Bike park - \$200,000 LAWCON grant – official recommendation came in per Adam Fendrick

Board & Chair Remarks –

Thanks to Rich Leopold for the individual meetings with each board member since last PCC Board Meeting!

Greg Lewis – wondering about the original price tag of \$1.2 million increasing to \$4 million for campground improvements at Sleepy Hollow

Rich: In this two part process, PCC's first priority was focusing on the acquisition of Sleepy Hollow. Now that the purchase is final, we are collaborating with Shive Hattery on the evaluation, design and engineering phase of turning Sleepy Hollow into a Polk County Conservation park. Items of concern include the existing Lodge, grounds infrastructure and the number of renovations needed, plus the amount of staffing and equipment that will be needed to run operations as intended.

The current budget includes:

- \$1.75 million for property acquisition
- \$1.75 million for property development

Phase 1: Campground design came in at \$4.3 million due to a myriad of cost increases. \$4.3 million is not feasible so PCC is looking at more frugal ways of achieving the same goals with the campground area.

Jeff Condon, Leisure Services Manager, and Kade Jones, Sleepy Hollow Construction Technician, are the newest additions to PCC staff. They have been tasked with providing ideas and feedback on what amenities are feasible and budget-friendly during each phase. Due to the October/November budget planning process for Polk County's next fiscal year, this acquisition was discussed with the Polk County Board of Supervisors so they are apprised of the potential budgetary needs that will come along with each phase of construction and implementation.

CLOSED SESSION

#22-1009 Moved by **Lewis** to go into closed session pursuant to Iowa Code Section 21.5(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

Vote Yea: **Mollenhauer, Altringer, Lewis, Crane**

Members Absent: **Cataldo**

Closed Session Roll Call: Katie Stoklasa, Rich Leopold, Kami Rankin, Cassie Cook, Doug Sheeley, Greg Lewis, Jill Altringer, Natalie McFarlane, Pam Mollenhauer, Ryan Crane, Adam Fendrick, Andrea Petrovich

Action on closed session:

Moved by Lewis to return to open session.

Vote Yea: **Mollenhauer, Altringer, Lewis, Crane**

Members Absent: **Cataldo**

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, THIS MEETING IS
ADJOURNED.**

Meeting adjourned at **7:33** p.m.