

July 12, 2023
Future Alleman Park Site
1063 Dennler Drive, Alleman, IA 50007
5:00 PM - Tour
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, July 12, 2023. The meeting was called to order at 5:35 pm.

#23-0701 **Roll Call**

Members Present: **Lewis, Crane, Mollenhauer, Cataldo, Altringer**

Members Absent:

#23-0702 **Public Comments**

#23-0703 **Public Hearing on the award of contract for the Sleepy Hollow Sports Park Improvement Project**

PUBLIC HEARING NARRATIVE

At this time I'm going to open the public hearing on Award of Contract for plans, specifications, form of contract documents and engineer's estimate designating the lowest responsible bidder for the construction of the Sleepy Hollow Site Improvements project to RW Excavating, LLC in a contract amount of \$1,286,553.40 plus a 10% contingency.

Does anyone present have any comments? *No Comments*

If there are no (further) comments, the public hearing is closed.

#23-0704 **New Employee Introduction**

a. Chad Hultman – Mechanic

#23-0705 **Financial Reports**

#23-0706 **MOVED BY Lewis** to approve the June 14, 2023 meeting minutes with corrections made to Roll Call Record (change second mention of "Lewis" to "Mollenhauer" and update name of person who made motion for #23-0612 from "Lewis" to "Crane" .

SECONDED BY Mollenhauer

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

Members Abstain: **Cataldo**

CONSENT AGENDA

#23-0707 **Approving** bill list.

#23-0708 **Approving** revisions and additions to the Employee Administrative Manual of the Polk County

Conservation Board that was approved at the January 11, 2023, Conservation Board Meeting. All changes in this manual will be retro-actively effective July 1st, 2023.

- #23-0709 **Approving** the combined cleaning services bid proposal from Stratus for a one-year contract term (with the provision for two, one-year extensions) beginning on September 1, 2023
- #23-0710 **Approving** a Supplemental Agreement for additional professional services with Bolton & Menk, Inc. for the Lauridsen Skatepark Parking Lot project in an amount not to exceed \$36,250.
- ~~#23-0711 **Approving** contract with Terracon Consultants, Inc. for Materials Testing & Inspection Services for the Athene North Shore Recreation Area project at Easter Lake Park in an amount of \$37,925.00. *Moved to Action Items*~~
- #23-0712 **Approving** Fee for Service Agreement with the Conservation Corps of Minnesota and Iowa (CCMI) in an amount not to exceed \$39,200 for a 2023 dedicated Polk County Conservation Trails Crew.

LET THE RECORD SHOW it was requested by Altringer to move item #23-0711 to Action Items for discussion.

LET THE RECORD SHOW it was moved by Crane to approve the consent agenda.

SECONDED BY Cataldo

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

Members Absent:

ACTION ITEMS

- #23-0711 **Approving** contract with Terracon Consultants, Inc. for Materials Testing & Inspection Services for the Athene North Shore Recreation Area project at Easter Lake Park in an amount of \$37,925.00.

LET THE RECORD SHOW it was moved by Mollenhauer to approve Action Item 23-0711.

SECONDED BY Crane

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

Members Absent:

- #23-0713 **Approving** Polk County Water & Land Legacy bond funding in an amount not to exceed \$1,500,000 for ICON Water Trails expenditures related to design and engineering services.

LET THE RECORD SHOW it was moved by Cataldo to approve Action Item 23-0713.

SECONDED BY Crane

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

Vote No: **Altringer**

- #23-0714 **Approving** contract with Des Moines Asphalt and Paving Inc. to pave the roads in Jester Park Campgrounds 1 and 2 in a contract amount of \$425,632.47 plus a 10% contingency.

LET THE RECORD SHOW it was moved by Lewis to approve Action Item 23-0714.

SECONDED BY Mollenhauer

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

Members Absent:

- #23-0715 **Approving** Award of Contract for plans, specifications, form of contract documents and engineer's estimate designating the lowest responsible bidder for the construction of the Sleepy Hollow Site Improvements project to RW Excavating, LLC in a contract amount of \$1,286,553.40 plus a 10% contingency.

LET THE RECORD SHOW it was moved by **Mollenhauer** to approve Action Item 23-0715.

SECONDED BY Lewis

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

Members Absent:

- #23-0716 **Approving** contract amendment with Shive-Hattery to include additional scope of work for construction phase services for the Snowflex Site Improvement project at Sleepy Hollow in an amount not to exceed \$59,750.

LET THE RECORD SHOW it was moved by **Mollenhauer** to approve Action Item 23-0716.

SECONDED BY Crane

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

Vote No: **Lewis**

BOARD DISCUSSION

Director Remarks –

You probably read about the Lauridsen Skatepark Shooting – PCC is in frequent contact w/DSM Police Dept regarding crime trends at Lauridsen Skatepark. A plan has been developed to provide extra enforcement policing the park. The goal is to exert some short-term pressure during the times when the problems are happening. DSM cops are dispersing crowds when the park closes at 10:30 pm and stay there until 2 am in case people come back. So far this extra enforcement seems to be working. Additional cameras are also being considered once the Lauridsen Skatepark Parking Lot is finished.

We're hoping that once we exert pressure over a time period of 4-6 weeks the cops will only need to start coming in randomly (so they are unexpected) and that will provide enough motivation to move elsewhere.

The Iowa County Conservation Conference is scheduled for Sept 19th-21st in Council Bluffs, IA. This will be a three day conference Tues, Wed, Thurs. There will be several field trips and Pottawattamie County has a snow facility that can be seen. If anyone wants to attend, PCC will pay for any travel expenses. Contact Rich/Kami/Katie if interested in going.

Electric Vehicle charging stations – at a previous PCC Board Meeting it was decided not to charge the public to use PCC charging stations (with the few that were planned for installation). Polk County Conservation has now been included in an effort by Polk County to apply for a huge federal grant that will enable charging stations to be paid for and installed in all PCC parks. Polk County is planning on charging fees for station usage at their facilities. The recommendation is to charge the public for use of PCC charging stations, like Polk County will be. PCC provided a list of all the possible charging station locations that would be available for a station.

If PCC didn't charge, it is highly probably that guests would leave their vehicles to charge overnight – we are already seeing that now. Future expenses regarding upkeep and maintenance have yet to be determined.

Public Guest Comment – *“This past weekend my friends and I stayed two nights tent camping at Jester Park campground. We were pleased to have an updated showerhouse/restroom – out of the last 11 years of tent camping at various locations in Iowa, Jester Park wins the award for the nicest showerhouse/restroom facilities in the Iowa Park System. Thanks – Angie Cookman*

Rich/Kami met with Jeff Chiodo a couple months ago, and Jeff is doing a great job managing Jester Park Golf Course! Out of all the properties run by C Corp, Jester Park Golf Course is the shining jewel!

Sleepy Hollow Camper Meeting – 8/15/23 - 2:00-4:00 PM – this meeting was set up to talk to the campers to see what they want to see in the future and get their contact information – you can choose to attend or not – this meeting comes on the heels of the August Board Meeting. *Mollenhauer will attend.*

Board & Chair Remarks –

Lauridsen Skatepark discussion: Lewis – people who come over from Wells Fargo late at night are on high alert so they don't get mugged, Altringer – can we post cameras where this activity is happening?

EV Charging Station discussion: Mollenhauer – since Polk County is paying for the charging stations will they pay for maint and upkeep? Otherwise they will have to provide some of the revenue for that to PCC. Altringer – how many stations do we have planned currently (27 stations per Kami).

Positive Public Comments discussion: Cataldo – took some friends/coaches from Dowling to Jester Park Golf Course – friends raved about conditions of the course!

Sleepy Hollow Camper Meeting discussion: Mollenhauer – there could be some built up expectations from how things are run at the Iowa State Fair campground – sites are inherited, guaranteed from year to year, etc. The appropriate response is to indicate that PCC will be considering multiple approaches to camping reservations and has yet to decide on one approach.

CLOSED SESSION
PROCEEDINGS OF THE POLK COUNTY CONSERVATION BOARD

The Polk County Conservation Board met in closed session Wednesday, July 12, 2023 at 7:30 p.m.

MOTION:

#23-0717 **MOVED BY Cataldo** 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.
SECONDED BY Lewis

VOTE YEA: **Lewis, Crane, Mollenhauer, Altringer, Cataldo**, Kate Clark, Rich Leopold, Kami Rankin, Cassie Cook, Natalie McFarlane, Katie Stoklasa, Doug Sheeley, Adam Fendrick
Board Members Absent:

MOTION: Moved by Crane, Seconded by Mollenhauer to go back into open session.

VOTE YEA: **Lewis, Crane, Mollenhauer, Altringer, Cataldo**

The Board returned to open session.

MOTION: Moved by Lewis, Seconded by no second to go back into open session.

VOTE YEA: **Lewis, Crane, Mollenhauer, Altringer, Cataldo**

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

Meeting adjourned at 7:45 PM.