

**Minutes for Meeting Tuesday, July 8th 2014**  
**6:00 PM for the Regular Meeting**  
**Heron Bend, Montrose IA**

**1. Call to Order at 6:PM By Sandra Fullhart-Snyder**

Members present: Sylvester, Holland, Mullan, Whitaker

Absent: none

Staff Present Buckley, Oldfield, Bulger, Steele, Clark-Hudson

Guests: Ernie Schiller and Greg Gage and friend John Hansen

Approval of previous meetings minutes from June 10th Meeting

Motion: Holland / Mullan

To approve previous minutes

Ayes: Fullhart-Snyder, Whitaker, Mullan, Holland, Sylvester

**2. Guests or interest groups Greg Gage and friend attended the meeting to express interest in the remaining duck blinds that we have left from the drawing. They were unable to attend the drawing. A lengthy discussion followed reviewing options for extending the drawing and what some see are current issues with the drawing process.**

Motion: Sylvester/Whitaker

To hold a second drawing for the remaining blinds at an August date to be determined.

Aye: Sylvester, Holland, Whitaker, Mullan. Nay: Fulhart-Snyder

**3. Approval of Bills**

Motion Whitaker / Holland

To approve bills as presented

Aye: Fullhart-Snyder, Holland, Whitaker, Mullan, Sylvester

**4. Approval of Financial and Revenue Report**

Motion Sylvester/ Mullan

To approve financial and revenue reports

Ayes Fullhart-Snyder, Mullan, Whitaker, Holland, Sylvester

**5. Parks Report**

All river access areas are currently flooded. Camping occupancy has been fairly high this year. Revenue over \$3,000

plus on a slower week. Shower house at Wilson Lake will improve revenue at end of improvements. We are also considering raising camping fees and Wilson Lake Cabin fees in the fall/winter of the year to take effect in 2015. New fees would likely be \$5 for campsites and \$10 for the cabins. Raising rates is a common practice that most hospitality situations use yearly. Even small increases are a good thing yearly.

6. Indian Path Resolution

Buckley: Spoke to Mike Short and we do not need a resolution to phase out camping at Indian Path. We just need a straight vote from the board with the area signed accordingly.

Motion: Whitaker/Holland

To phase out camping at Indian Path by the end of the calendar year.

Ayes: Fullhart-Snyder, Holland, Whitaker, Mullan, Sylvester

7. Potential future property acquisition

We have the potential to obtain 39 acres on 290th Ave between Chalk ridge Road and Hwy 103. Currently it is occupied by the owner. She does not want to let LCCB take over this property yet, but in the future she intends to offer the option to purchase it. Miss Hogge is very adamant that it be used for conservation purposes. Buckley feels that this is a unique property and feels that it would benefit the county.

8. Foundation Report: We did a mass mailing at our last meeting and donations have been trickling in. Foundation will also be approached for support for a perspective new building.

9. Review Bid Package and date for shelter house.

Clint Oldfield has put together a comprehensive bid package for the Wilson Lake Shower houses. It is available to contractors currently until July 17th at 2:00pm.

11. Discussion/Recommendation for building repair and options

John Hansen presented the board with several options for the office building

1. **Repairing the Old Building/House to the standard it was before the lightning strike.** The bid from LJ Roth for this repair was \$49,415.00. The current assessed value of the building is \$55,390. Additional costs that are immediately pending include replacing the roof and siding. Contractor's quotes for these costs are 12,900. Additional improvements need include new flooring for the office and repairs to the concrete and ADA parking spot in from of the office. Total costs for the repairs and needed improvements are \$73,415.

2. **Remodel/Renovate the current structure.** John said the baseline for a minor addition for storage would be in the ballpark of \$200,000.00 to still have the same structure with few modifications.

3. **A new 4,000 sq ft facility build on ground we already own.** The insurance money we would receive could go toward this new facility. **Three Rivers Conservation Foundation has agreed to commit \$100,000.00 toward the cost of this new structure.** A lengthy discussion of the three options ensued.

Motion: Mullan/

To present the Board of Supervisors with the proposal for a new office to include offices, storage space and the discovery room.

Motion failed due to lack of second

Discussion continued on the subject and then a motion was made.

Motion: Mullan/Sylvester:

Whereas the present office building was severely damaged in a storm by a lightning strike, and the building has a very short expected service life, the cost of rehabilitating it is excessive, the services of the Lee County Conservation Board have out grown the capacity of the building. The Lee County Conservation Board will abandon this building. It is therefore resolved that the Lee County Conservation Board proceed with the final design and construction of the proposed 4,000 square foot facility with an estimated cost of \$490,000.

Ayes: Fulhart-Snyder, Holland, Mullan, Whitaker, Sylvester

Buckley along with Board members and John Hansen will be on the Supervisors agenda for Tuesday July 15th at nine am at the Sherriff's Office. Meetings are open to the public.

12. Comments from the board

Mullan: IACCB Law enforcement is supposed to take a 4 hr course for how to deal with mental health issues. Is that something our Park Rangers need to attend?

Buckley: They were tested out when they went to their last training so they are qualified.

13. Next meeting is set for Aug 12th 2014 at 6 pm at Heron Bend.

Motion to adjourn meeting

Mullan / Whitaker

Ayes Fullhart-Snyder, Mullan, Holland, Sylvester, Whitaker

Meeting adjourned at 8:39pm,.

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Sandra Fullhart-Snyder  
LCCB President

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William Mullan  
LCCB Secretary