

**Minutes for Meeting Thursday May 22, 2014**  
**2:00 PM for an Emergency Meeting**  
**Heron Bend Office, Montrose IA**

**1. Call to Order at 2:PM By Harry Sylvester**

Members present: Rodger Whitaker; Harry Sylvester; Bill Mullan:

Absent: Sandra Fulhart-Snyder Mark Holland

Staff Present: Tom Buckley, Clint Oldfield, John Pawling Rick Tebbs and Connie Clark Hudson

Guests Present: Ernie Schiller

Approval of previous meetings minutes from May Regular Meeting

Motion: Whitaker / Mullan

To approve previous minutes

Ayes: Sylvester, Whitaker, Mullan

**2. Guests or interest groups Ernie Schiller; Mike Adkins; John Hanson**

Ernie: We have had several inspections of the current property. LJ Roth restoration group is working with EMC Insurance Company. They are taxed with the dilemma of if we have to be wired commercial or residential. After we get a report from them we will work with local contractors. Jerry Trimble (code enforcement agent) drafted a letter to cover what we have discussed including that we are not a place of assembly. His best guess is we could wire for residential use. A big concern is who is willing to stake their reputation on the wiring of this building? Another concern is how we will get the building rewired without having to take out walls. How will we secure wires for code?

John: Can we just build a section of the new building? Only to include office space and the display room. It would precast and can be added onto it in the future. If this is built we should look at sewer and water hookups. The sand point will work for now. IF we decide to consider it a place of assembly then sprinkler system would need to be installed. Cost of this new building would be approximately \$167 per sq ft. The foot print of the building would be 2291 sq ft. This would leave us with a figure in the \$588000.00 range. The exterior would not be finished but could get the concrete stained like at the sheriff's office. It would be a 75 to 100 year building. Metal roof and interior walls painted .Concrete (polished) would be in the display room for flooring and in the office space there would be carpet squares. The HVAC would be a 10 ton unit on the roof of the building. Paving out front and a new septic system would be required. The figures break down as follows:

\$36859.00 For an architect	\$31500.00 For Construction Management
\$3500.00 For Printing	\$650.00 For Survey
\$1500.00 Soil Testing	\$1500.00 For Trash Removal during construction
\$600.00 For a site phone	\$2000.00 for Heating
\$2500.00 For Electrical Services	\$500.00 For Permits

This would bring our Grand Total to approximately \$588467.00.

**3. Discuss/consider action on temporary office space.**

The board feels putting money into this old building is not a good idea. They feel that unless the building is completely gutted and started from scratch that it would be a safety hazard for the staff and guests who visit. Ernie needs to impress upon the supervisors how important the Conservation Board is. Tom Richardson sees no value in fixing this building.

Tom: We have 3 different options for mobile offices and 2 vacant office spaces in surrounding community.

Former Optometrist Office	Fort Madison IA 2500 sq ft	\$1000 per month no money down	Utilities are renters responsibility	Staff would be divided
Former Home Health Office	Keokuk IA 2000 sq ft	\$1200 per month unsure of down payment	Utilities are renters responsibility	Staff would be divided
Williams Scotsman Comes Pre wired for phones and computers	\$27731.57 initial cost for three months	\$935.00 monthly after first three months \$435 a month sewage and water service	Utilities are renters responsibility	Staff could remain at Heron Bend where the public expects them to be
Acton Comes prewired for phones and computers	\$19080.00 initial cost for three months	\$993.00 monthly after first three months Meyers will be able to provide sewer service	Utilities are renters responsibility	Staff could remain at Heron Bend where the public expects them to be
McDonald Does not come prewired for phones or computers	\$15000.00 for six months	\$1100 to hook into water \$1100 to unhook from water \$400 month for sewer	Utilities are renters responsibility	Staff could remain at Heron Bend where the public expects them to be

All of the board and staff feel that choosing Acton for our temporary office is a good choice.

Motion to approval of Acton as our temporary office space

Motion; Whitaker/Mullan

Ayes: Sylvester, Whitaker, Mullan

**4. Update on office building damage John Hanson**

We need to gather all of the information on what it would cost to repair the building. We need to prove to the supervisors how much it will cost. If we have to rewire whole building walls will have to come out and this will be a very large expense. Three Rivers Foundation is behind a new building. Code enforcement recommends a new building rather than trying to repair current structure.

**5. Consider contracting with John Hanson to assist with work on the building repairs.**

Motion to contract John Hanson to work with building repairs retroactively.

Motion; Whitaker/Mullan

Ayes: Sylvester, Whitaker, Mullan

6. Will hold another board meeting in approximately a week.

7. Motion to Adjourn

Sylvester adjourned meeting at 3:35 pm

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Sandra Fullhart-Snyder  
LCCB President

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William Mullan  
LCCB Secretary