

**THE REGULAR MEETING OF THE
WASHINGTON COUNTY CONSERVATION BOARD (WCCB)**

July 8th, 2021

*****Meeting was made available to the public via Zoom audio/video call**

Meeting to order: President Craig Capps called the meeting to order at 4:30 PM at the Washington County Conservation Center at Marr Park.

Roll call:

BOARD MEMBERS PRESENT: Barb Donkersloot, Bill Nickell, Craig Capps, Kim Prier, and Stan Stoops

BOARD MEMBERS ABSENT:

STAFF PRESENT: Executive Director Zach Rozmus

GUESTS PRESENT: Kalen McCain (SE Union), Sally Hart (City of Washington)

Approval of agenda: A motion was made to approve the agenda as provided by Bill Nickell and seconded by Kim Prier. Carried unanimously.

Review previous meeting minutes: A motion was made by Barb Donkersloot to approve the June 10th, 2021 regular meeting minutes. Motion was seconded by Kim Prier and carried unanimously.

DISCUSSIONS AND ACTIONS:

Prior to beginning the agenda items Rozmus asked Board President Craig Capps to move agenda item D: Kewash Easement ahead of the Closed Session since Sally Hart was already present at the meeting. Capps agreed to the request therefore item D was moved ahead of the closed session.

a. **Kewash Phase 2 Contract**

Rozmus revealed that the low bidder following the June 15th, 2021 DOT Bid letting was Delong Construction INC. The low bid was \$546,433.65. Rozmus advised that the bid came under their latest estimates and that he was excited to work with Delong's and their great staff.

Barb Donkersloot made a motion to award the Phase 2 Kewash Paving and Enhancement contract to Delong Construction INC, and furthermore provide the WCCB Executive Director the authority to sign said contract. Motion was seconded by Bill Nickell. Roll call results listed below:

NAME	AYE	NAYE	ABSENT	ABSTAIN
President Craig Capps	X			
V. President Barb Donkersloot	X			
Member Stan Stoops			X	
Member Bill Nickell	X			
Member Kim Prier	X			

Resolution passed 4-0.

b. **Kewash Phase 2 Executive Signing**

Rozmus presented a resolution to the board that would provide the WCCB Executive Director authority to sign all documents associated with the Kewash Phase 2 Enhancements (Project no. TAP-R-C092(110)—8V-92.)

Kim Prier made a motion to provide the WCCB Executive Director authority to sign all necessary documents on behalf of the conservation board. Motion was seconded by Barb Donkersloot. Roll call results listed below:

NAME	AYE	NAYE	ABSENT	ABSTAIN
President Craig Capps	X			
V. President Barb Donkersloot	X			
Member Stan Stoops			X	
Member Bill Nickell	X			
Member Kim Prier	X			

Resolution passed 4-0.

Board member Stan Stoops arrived to the meeting during this time.

c. **Kewash Easement**

Rozmus began the discussion by introducing Sally Hart (Washington City Clerk) to all those present and thanked her for being present. Rozmus advised that this item had been a topic of discussion behind the scenes for some time now but now the WCCB had received preliminary designs from a developer regarding the potential sale of a portion of a Kewash trail easement that is located near the intersection of D Ave and W. 5th St. in Washington, Iowa. Rozmus stated that a duplex that was recently constructed on a vacant lot at 503 W. 5th St. did not currently possess the minimum 5,000 SQ FT lot size for how the property was zoned according to city code. Rozmus added that mistakes were made for this discussion to be occurring after the duplex was already in place. Regardless the developer was seeking potential remedies for the situation and thus had reached out the WCCB regarding the potential sale of approximately 2803 SQ FT of WCCB owned Kewash Easement that would bring both lots within city code compliance.

Rozmus advised that he had spoken with both the interim county attorney and the current county attorney regarding the situation. After reviewing the deed, it was determined that the board could sell portions of the easement if that's what was decided. The county attorney did caution that a stipulation with it being a railroad bed is that the Federal Government could decide that its necessary to lay a new line and retake the deeded easements, regardless of whether or not they had been sold to private individuals.

Sally Hart and Rozmus explained to the board in lengthy conversation that the WCCB was by no means obligated to sell the easement but that it was a potential solution to the problem. If the WCCB decided to deny to the sale another potential remedy would be for the developer to go before a city committee to request a variance.

Rozmus advised the board that no matter what was decided he wanted to make sure that maintaining a strong working relationship with the City of Washington was at the top of the priority list and that a precedence was set by the board's decision. A precedence being that either the board is not open to the idea of selling easements or that if they are, it will come at a premium cost, because Rozmus did not want to open the flood gates for other neighboring property owners to approach the board regarding the purchase of easements. Board President Craig Capps agreed with Rozmus and stated that the Kewash trail is 14 miles long, which means that there is a minimum of 28 miles of easements with different neighbors.

After a lengthy discussion, board member Barb Donkersloot made a motion to deny the sale of a portion of the Kewash Easement located near 503 W. 5th St. in Washington. Motion was seconded Bill Nickell and carried unanimously.

Several members of the WCCB expressed that they believed the City of Washington should grant the variance based on the circumstances surrounding the duplex.

d. **Closed Session as per Iowa Code Section 21.5 1.J**

See closed session minutes once they're made public.

e. Updates:

i. Annual Report

a. Rozmus advised the board that things were on schedule for the annual report event that would take place at the August board meeting.

ii. Foster Woods Eagle Scout Project

a. Jacob Donaldson reported to Rozmus that he had received several donations for his Eagle Scout project at Foster Woods. Rozmus said at this point he was comfortable with the WCCB financing the remainder of the project.

iii. Drinking Fountain/Water Bottle Filling Station

a. Drinking fountain has been installed and has been a great addition to the Marr Park experience. Rozmus gave a special thanks to Public Health Director Danielle Pettit-Majewski for locating the funding to facilitate the fountain project.

iv. Patrol Truck Install

a. Rozmus advised that the items that were set to be re-used from the current patrol truck had been removed by Racom. In addition, the new patrol truck was scheduled to be dropped off at Racom the following day.

v. Foster Woods Shelter

a. The shelter has been removed. Rozmus advised that the shelter put up a good fight because the concrete underneath was 9.5 inches thick which was not anticipated.

Review of monthly reports

Maintenance Technician Fritz Engel's monthly report was provided and reviewed.

Ranger/Technician Cody Smith's monthly report was provided and reviewed.

Ranger/Technician Brett Johnson's monthly report was provided and reviewed.

Naturalist Assistant Randi Brase's monthly report was provided and reviewed.

Naturalist Megan Jorgensen's monthly report was provided and reviewed.

Executive Director Zach Rozmus' monthly report was provided and reviewed.

Bills

During this time a summary of the bills totaling \$28,729.80 for the month of July, 2021 were presented to the board.

TO WHOM	FOR	AMOUNT
Ace-N-More	Cleaning supplies, hardware, key sets, stain, handicap signs, raid, water fountain plumbing supplies, airhose, gloves, oil dry	\$430.86
Agriland	Fuel, propane	\$2,874.76
Arnold Motor	Floorliner, mudflaps, covers, oil, gloves	\$618.45

Cash-N-Carry Chemicals	Herbicides	\$481.00
CDW Government	Surface pro warranty	\$166.07
Connor Ryan Enterprises	Core drilled for water fountain	\$300.00
Copy Systems	Monthly print contract	\$79.49
Douds Stone	Clean Stone	\$544.21
Dwight & Deborah Manning	Campground Hosts	\$300.00
Eastern Iowa Light & Power	Monthly electricity	\$2,436.81
First Response Extinguisher Services	Annual extinguisher service	\$357.75
Hinshaw Trailer Sales	Trailer parts	\$191.00
igraphix	Camping envelopes	\$675.00
Iowa County Conservation System	Annual Membership	\$2,000.00
Iowa Dept. of Natural Resources	Annual water supply fee	\$25.00
Iowa Dept. of Public Safety	ORI Number	\$300.00
Iowa Law Enforcement Academy	De-escalation training	\$50.00
Jason Bell	Kewash Easement compensation	\$100.00
John Deere Financial	Tape, hand tools, mower maintenance, seed cups, oil	\$867.20
Juhl Plumbing	Holding tank repair	\$733.32
Krabill Enterprises LLC	Gutter and snow guard	\$1,524.00
Larry Fishback	Kewash Easement compensation	\$175.00
Leison Pumping Inc.	Brinton Timber septic pump out	\$300.00
MSA Professional Services	Kewash phase 2	\$3,450.00
O'Reilly Automotive	Patrol truck seat covers, bed liner	\$130.16
Southeastern Community College	Pesticide testing	\$80.00
Staples	Laminating sheets, toiletries, laminator, paper, cutter, ear plugs	\$427.60
US Cellular	Monthly cell service	\$272.74
VISA	Clothing - Director, tree cushions & book shelf brackets, calendar	\$169.94
Walmart	Mulch, day camp material, turtle food, hand soap	\$606.74
Washington Electric Service	Campground Updates	\$7,449.87
Washington Evening Journal	Annual subscription	\$149.00
Washington Lumber	Sealant and roofing nails	\$8.28
Wemiga	Monthly trash service	\$300.00
Windstream	Monthly electricity	\$155.55
TOTAL BILLS		\$28,729.80

Meeting Adjourned: A motion was made by Kim Prier and seconded by Bill Nickell to adjourn the meeting at 6:43 PM. Motion was carried unanimously.

SIGNATURE

DATE