

Minutes of the Warren County Conservation Board

- i. The Warren County Conservation Board held its regular monthly meeting on Wednesday, December 14, 2018, at the Annett Nature Center, 15565 118th Avenue, Indianola, Iowa. Meeting called to order by President Boll at 5:05 p.m.

Those present:

Sue Boll, President
Joe Gavin, Vice-President
Ron Miller, Secretary
Mick Kreidler

Absent:

Ace Hendricks

Comprising a quorum of the board,

Also present:

Jim Priebe, Director
David Youngblut, Op Coordinator
Mark Wilson, Natural Resources Specialist
Karen Johlas-Szalkowski, Naturalist II
Kelsey Longnecker, Naturalist I
Tyler Seuferer, Conservation Technician

Absent:

Doug Gaumer, Conservation Technician

Guest(s): Kevin Brown, New Virginia; Liz Van Zomeren, T•Mobile.

- ii. Reading of Minutes.

Minutes of the November 2018 WCCB meeting were reviewed. Ron Miller moved to accept the November 2018 minutes as corrected. Second by Mick Kreidler. Motion carried by unanimous vote.

- iii. Staff reports for November 2018 were discussed.

- iv. Business Agenda:

- a. Old Business:

1. Friends of Warren County Conservation Report:

Minutes of the November 2018 FWCC meeting were attached.

FWCC has chosen to participate in the park trail mapping project at a to-be-determined level.

- b. New Business:

1. Remove seasonal employee from payroll:

The updated Warren County Personnel Policy was discussed.

Jim Priebe informed the Board that Kevin Brown will end his seasonal employment December 21, 2018 and requested that the Board remove him from payroll effective that date.

Ron Miller moved to remove Kevin Brown from payroll effective December 21, 2018. Second by Mick Kreidler. Motion carried by unanimous vote.

2. Request by T•Mobile for utility easement under Great Western Trail:
Liz Van Zomeren from T•Mobile discussed requesting an easement from the Conservation Board to bore under the Great Western Trail with a fiber optic line west of 25th Avenue near Blue Flag Marsh. The easement would allow T•Mobile to access and upgrade an existing tower. Discussion centered around any disruptions to the trail and possible alteration to future trail management. Mick Kreidler asked about any needed mowing and impacts on plantings and drainage. Ms. Van Zomeren said there should be no such impacts if the easement is for boring under the trail. Ms. Van Zomeren requested permission to proceed with engineering and development of documents for final Conservation Board approval. Ron Miller moved to request engineering and document development from T•Mobile to allow the Conservation Board to consider the easement request. Second by Mick Kreidler. Motion carried by unanimous vote.
 3. Consider terms of real estate right-of-first-refusal document:
Discussed during reports, Jim Priebe met with Blair and Marilyn, and their attorneys—Claire Van Patten and Joe Strong—on the 12th. Blair gave the attorneys direction for changing his will and the offer to purchase was discussed at length, with the change recommended being getting a new appraisal to establish fair market value if a sale should ever become necessary. This will protect Mr. Lawson should he ever need Title 19 benefits. The biggest proposed change was to the proposal for a long-term lease. The attorneys felt that such a lease with a government entity would likely work, but similar agreements between private parties often have difficulties. Mr. Lawson suggested the possibility of selling a part—perhaps five acres—of the property to the Conservation Board so that the infrastructure developed there would be on County property. Mrs. Lawson agreed with that idea. Ms. Van Patten suggested adding a permanent easement for the access road and felt that would be a much cleaner arrangement.
In order to proceed, the next step would be to identify boundaries of the parcel and the center line for the access road. A survey will be needed to legally define the parcel and the easement and the appraiser that worked with Blair and staff earlier this year would be contacted to establish the correct value.
While this option will require some funding (REAP funds, though now depleted, should be sufficient), it would remove any concerns about future protection of the infrastructure. This would leave the remaining acres (70+) as part of Mr. Lawson’s will, with the purchase option protecting the Board’s interests if a sale became necessary.
- v. Financial reports were distributed.
 - vi. Bills were approved and signed.
 - vii. Ron Miller moved to adjourn. Joe Gavin Seconded. Motion carried by unanimous vote at 5:47 p.m.

Ron Miller, Secretary
Warren County Conservation Board