

**Dickinson County Conservation Board special meeting minutes**

**5 p.m. March 27, 2019**

**Dickinson County Nature Center, 22785 Nature Center Road, Okoboji**

**Chair: Eric Stoll**

**Vice chair: Steve Anderson**

**Board members: Kathy Kleen, Willia Mueske**

**Employees: Lee Sorenson, Kiley Roth**

**Board liaison: Pam Jordan**

**Others: Lonnie Saunders, assistant Dickinson County attorney**

**Call to order at 5 p.m.**

**Agenda approval: Mueske motion, Kleen second. Approved.**

**Dickinson County Conservation Board areas**

**-Brooks Golf Course:** The restaurant appliances are currently in the golf course real estate agreement, and Anderson said with his experience leasing out equipment at the American Legion he has found that those who lease often don't take care of the equipment. He thinks after this season that the golf course equipment that won't be used in house should be sold, and any future management company would then lease or bring in their own equipment.

He thinks that the kitchen equipment, which has not been currently cared for, should be immediately sold at auction. Saunders said, "I don't think we can. The lease agreement wasn't with us, but when we bought it, that lease came with it." Anderson said, "I get worried when you lease equipment out to people." Mueske added, "Whenever you're leasing something, it's not theirs, so they could care less how they take care of it." Saunders reminded that board that this is not a lease, it is a management agreement. Sorenson said that he agrees equipment needs to be sold, but he is not sure that this is the time to sell it. He thinks the sale of the equipment could be included in a future restaurant lease.

In this management agreement, anything that breaks would have to be maintained by the management company; the conservation board would not be responsible for it.

The management agreement calls for the leasing company to pay \$25,000 to the conservation board if it does not have to pay tax on the property and \$1 if it ends up having to pay more than \$25,000 in tax.

The management agreement will also be taken to the Board of Supervisors for their blessing.

Mueske motion to approve the management agreement for Brooks Golf Club with Brooks Management LLC, Kleen second. Approved.

**-Little Foote Forest:** The three parcels of land adjacent to the Little Foote Forest have an approved REAP grant. The land is currently owned by the Iowa Natural Heritage Foundation.

Anderson motion to approve a purchase agreement to purchase the land from the INHF, Mueske second. Approved.

Anderson motion to approve REAP grant, Mueske second. Approved.

**Operations and facility update:** No report

**Approval of expenses:** Anderson motion to pay the bills, Kleen second. Approved.

### **General discussion**

-The Dickinson Recycling Center has a frozen water line, so it has not had running water in three weeks. A repairman has been called.

-Donations are being sought to finish construction for the Kenue Park lodge and shelter, which is estimated at approximately \$1.1 million.

-Sorenson is talking to a landowner with agricultural land connected to Kenue Park to help connect current and future land acquisitions.

-Mueske asked about the Okoboji Foundation wetland. Sorenson talked with the president of the foundation and agreed to put in a REAP grant request for the full purchase amount, and if it is not approved then it will go back to the Okoboji Foundation. The land has been appraised at \$100,000, but the foundation may allow a bargain sale for the REAP grant application.

-Sorenson also asked about the board's feelings about having a community garden on the future Inn property acquisition. He has dealt with them before and said they can be troublesome. After discussions, the board did not seem in favor of a community garden on that site at this time.

**Adjournment:** Kleen motion, Anderson second. Approved. Adjourn at 5:41 p.m.