

**Dickinson County Conservation Board special meeting minutes**  
**Dickinson County Nature Center, 22785 Nature Center Road, Okoboji**  
**5 p.m. Oct. 30, 2019**

**Board chair: Eric Stoll**

**Vice chair: Steve Anderson**

**Board members: Kathy Kleen, Willia Mueske via phone at 5:06 p.m.**

**Employees: Lee Sorenson, Kiley Roth**

**Board liaison: Pam Jordan**

**Call to order at 5:01 p.m. by Stoll.**

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

**Public comment (limited to 5 minutes): No public present**

**Consent agenda/items**

- a. Approval of past month's minutes: Kleen motion, Anderson second. Approved.**

**Dickinson County Conservation Board areas**

- a. Brooks Golf Course RFP:** The Brooks Golf RFP committee scored the three proposals that were received. Brooks Management LLC was ranked No. 1, Growing Golf Solutions No. 2 and Landscapes Unlimited No. 3 by each committee member. The options are to kick out all bids or to accept Brooks Management.

Sorenson informed Brooks Management manager Brett Hetland that the committee was not really pleased with any of the proposals and one consideration was for the conservation board to throw them all out and start the process over. Without requesting it, a revised financial proposal was sent from Brooks Management to the board.

Stoll asked about capital expenses during the 10 years, and Sorenson said that is all covered in the agreement. The conservation board should not be liable for any costs during the agreement.

Anderson motion to accept Brooks Management LLC's proposal with the revised financial proposal, Kleen second.

Kleen asked if monthly financial statements would be provided, and the agreement stated that financials would be provided annually. Jordan asked about insurance. The management company would carry insurance on the facility, and the county would need to pay property insurance. Sorenson also has the power of inspection on the property, including the restaurant facility.

Jordan asked if there was an “out” clause within the 10 years for the management company, and there is, with stipulations. There is also an option for the conservation board to leave the agreement during the contract.

After discussion, following the previous motion and second, approved, unanimously.

- b. Land scoring/purchase:** The Iowa Natural Heritage Foundation said that the next step, if the board is interested, would be to get an appraisal on the Hamdorf land acquisition presented at the October meeting. If funding was not available for the conservation board, Heather Jobst with the INHF said INHF could sell off parcels that couldn't be funded and keep the most important pieces.

Anderson said he thinks the acquisition is important because there is no access to the south side of the Little Sioux Savanna except through this land. The current landowners have given verbal permission for the conservation board to go through this private land to access Little Sioux Savanna, but that would not be guaranteed should the land sell.

Kleen motion to move ahead on the appraisal on the adjoining Little Sioux Savanna property, Anderson second. Approved.

**Operations and facility update:** Nothing discussed

**Approval of expenses:** Anderson motion, Kleen motion. Approved.

**General discussion**

-The INHF will be at the November board meeting to sign the Brooks golf conservation easement.

-Construction on the Kenue Park lodge is going well. Windows were installed on Oct. 30.

-The septic system at Horseshoe Bend has been sealed and is now working properly.

**Adjournment: Kleen motion, Mueske second. Approved. Adjourned at 5:52 p.m.**