

Story County Conservation Board
August 12, 2019
Story County Conservation Center, Ames, Iowa

1. CALL TO ORDER: 5:34 PM

2. ROLL CALL

BOARD MEMBERS

Craig Meyers - absent

Christine Laumer – present

Nancy Franz – absent

Ted Tedesco – present

Jim Pease – present

Linda Murken – present

STAFF

Mike Cox

Marianne Harrelson

Danny Simcox

GUESTS

Mike Meetz

Kurt Friedrich

Scott Renaud

Rich Johansen

Cindy Hildebrand

3. REVIEW OF AGENDA AND HANDOUTS-

4. PUBLIC COMMENTS- Mike Meetz, Chair Story County REAP committee, reported that the committee received two grant applications, one from Story County Conservation and the other from the City of Slater.

5. OTHER REPORTS – Presentation on Dotson Farms subdivision – Kurt Friedrich
Director Cox introduced Kurt Friedrich, Scott Renaud and Rich Johansen. Mr. Friedrich and his team presented the proposed development to the Board. This project has been granted a conditional re-zoning approval. Several of the conditions are predicated upon protection of the prairie remnants on-site. Dr. Rosburg conducted a sensitive areas survey and mapped the remnant prairie areas. Mr. Friedrich is interested in a potential joint project that provides an overall uplift for environment and at the same time, meets some development potential. Dr. Rosburg and Fox Engineering put together layout options and want to explore a partnership to conserve natural resources - creating a new conservation subdivision within the county. Friedrich has recently been working with the City of Ames on a new conservation subdivision called Quarry Estates. All of this subdivision is going to be developed under Ames' new conservation subdivision ordinance. Quarry Estates is the first and the largest of those conservation subdivisions under this ordinance. Mr. Friedrich provided some documents with language from their restrictive covenants and a Guidance for Establishment & Management of Prairie and Woodland Areas. This area will be similar to what he would like to do on the Dotson property. Director Cox indicated that the ordinance for the conditional rezoning stipulates “a management and/or ownership agreement with Story County Conservation shall be made and submitted at the time of the rezoning in order to best preserve and maintain the identified environmentally sensitive areas located on this property”. Board member Pease had a couple concerns to be addressed. One is how to maintain buffers between some of the yards and the sensitive areas? The other is an area outlined that he assumes to be an impoundment. Mr. Renaud explained that this area is an outlet for a drainage district that washed out in 1993 and fixed in 1996. A new structure was built for erosion control for the end of drainage district. Mr. Friedrich responded to the buffer question. This is something that is very important to Friedrich too. At Quarry Estates,

along those areas adjacent to Ada Haden, we have a conservation strip on the south boundary of the property that averages 30' wide. There is a no build requirement in this area. In addition to that, there is a 10' rear yard setback from the conservation easement edge. Within the conservation easement, we are re-establishing prairie there. Pease asked if we could put in a covenants to protect the prairie from runoff from the lawns with the use of chemicals, herbicides, etc. Friedrich referred to the handout, section 5 on Lawn Care, there are guidelines there on the types of fertilizers to use. Quarry Estates covenants specifically address the conservation easement and the covenants are enforced by the homeowners association. Friedrich is required to update this plan as subsequent additions are made to the project. Board member Tedesco asked how long the developer stays on as key representation on the association board. Friedrich indicated that they stay on until 50 percent of the lots are sold, but they usually stay on until the end. Pease wanted to know how much of the storm water run-off will be handled on-site and how much will be handled on the conservation easement area. The developers indicated that it should be incorporated into the conservation area. During construction, they put in a temporary fence in the back to keep all of the construction off of the greenspace. Once construction is complete they put in conservation markers in at every property corner with a little sign that state all of the requirements. Cindy Hildebrand wanted to know if a community member, not residing in the development, could make a complaint about a resident not following the guidelines set in the covenants. Friedrich replied that one of the reasons, long term, if the entire greenspace was in the county's control, in some fashion, there is more continuity and assurance that this would be better controlled. Cindy also wanted to know where the seed for the prairie would be purchased. She would like the seed source to be local or at least Iowa genetic. Friedrich indicated that it would be their preference and could be written into the plan to have this requirement.

6. STAFF REPORT- Danny Simcox, McFarland Park Ranger, presented an annual report. His report included a review of the past year's staffing, law enforcement, West Peterson upgrades and trail issues at East Peterson, Praeri Rail Trail and the Skunk River Greenbelt. He spoke about what is next for TELC, other upcoming projects and how Brandon, the new Trails/Natural Resource Technician, will help with the parks. The McFarland staff goal for this year are to touch everything, not to go backwards on what we have accomplished and continue to improve the facilities.
7. APPROVAL OF MINUTES
JULY 8, 2019. MOTION by Tedesco, SECOND by Pease. Approved with correcting a couple typing errors. MCU.
JULY 15, 2019. MOTION by Pease, SECOND by Tedesco. MCU.
8. APPROVAL OF CLAIMS AND RECEIPTS
MOTION by Pease, SECOND by Tedesco. Director Cox clarified that Howrey Construction is billing for work on HOINT and that they are close to completion. MCU.
9. FINANCIAL REPORTS AND UPDATES
Pease indicated that the IRVM updated needs the % used column changed to a percentage.

10. CALENDAR OF UPCOMING EVENTS/MEETINGS

Tedesco confirmed that we rescheduled the next meeting to Tuesday, September 10, 2019. Pease mentioned that the staff appreciation day is Monday, August 19th starting at 11:30AM at TELC.

11. ACTION ITEMS:

A. Action Forms

Pay correction, effective 9/01/19, Heather Hucka @ \$23.24/hr. MOTION by Tedesco, SECOND by Pease. MCU.

B. Consideration Of Updates To The Story County Conservation Employee Handbook. MOTION by Pease, SECOND by Tedesco. Director Cox noted that the changes made by the Story County Board of Supervisors to the Story County Employee Handbook are included in this updated Story County Conservation Employee Handbook. MCU.

C. Consideration Of Purchase of Gun Safe For Law Enforcement Use For \$1,099.99 – Unbudgeted. MOTION by Tedesco, SECOND by Pease. MCU.

D. Consideration of Agreement with ITC Midwest For Construction Of A Multi-Use Recreational Trail On A Utility Easement Held By ITC. MOTION by Pease, SECOND by Tedesco. Director Cox explained that this is for the TELC Phase 3 trail connection. There is an overhead power line on the edge of the road right of way. Trail construction will use a portion of this utility easement. MCU.

E. Consideration Of Easement Agreement With Iowa State University For Construction Of A Multi-Use Recreational Trail On The ISU AG 450 Farm. MOTION by Tedesco, SECOND by Pease. Director Cox indicated that with this phase of the project, there will be more easements to come. There will be four from ISU. These two are from the University and they are for two different tracts of land, therefore there is a separate easement for each tract. Pease clarified that one is for the east and the other west of State Street. All on the north side of 260th Street. The other two that will be submitted at another meeting are from ISU Foundation. These are taking a little bit longer to develop. Director Cox indicated that the University has been good to work with throughout this whole project. There were two items that had to be negotiated. One was relocation and the other was the financial burden on relocation. This agreement is a representation of middle ground on both of those items. It gives us a voice on relocation and more favorable terms on the costs. Pease noted that Director Cox has done a nice job with these negotiations. Director Cox indicated that the County Attorney's office has done a good job assisting and working with the University's attorney. MCU.

F. Consideration Of Easement Agreement With Iowa State University For Construction Of A Multi-Use Recreational Trail On The ISU AG 450 Farm Annex. MOTION by Tedesco, SECOND by Pease. MCU.

- G. Consideration Of Support Of A Resource Enhancement And Protection (REAP) Grant Application For The Acquisition Of The Future Wicks Wildlife Area. MOTION by Pease, SECOND by Tedesco. Pease noted that the large hardwood trees (oak and hickory) should also include maple and ash trees. Director Cox indicated that this grant is requesting \$150,000 for acquisition. The restoration costs on this should be minimal. We have in-kind support to do oxbow restoration. We will have some timber stand improvement and we have been awarded a grant from Iowa Natural Heritage Foundation for pollinator seeding. If we receive this grant, it will be easy to move forward with very little expense. MCU.
- H. Consideration Of Easement With Swanson Trust For Construction Of A Berm And Deposition Of Spoils From The Hickory Grove Lake Project. MOTION by Pease, SECOND by Tedesco. Director Cox noted the area on the map in pink is the area of the easement. By placing the spoils in this area, trucking expenses are greatly minimized. MCU.

12. UPDATES:

A. General Updates: Director Cox complimented our Park Rangers. They are very capable, very professional, very good individuals and he is happy to have them represent us. The Hickory Grove contractor is on schedule and still thinks they will be off site late this fall. Ground has been broken for the new beach house. The other two TELC Phase 3 easements with ISU should be coming soon and he hopes to have the two private easements ready by the next board meeting. The HOINT Phase 1 project is substantially complete. It is not open to the public yet but will be soon. The Hannums Mill public meeting had low public turnout, but very good discussion. We worked with Prairie Rivers to submit a letter of intent for a large grant from the Story County Community Foundation for our water quality monitoring program. They have been asked to submit a full application. Murken asked if there was a roll for the city. Director Cox has encouraged the city to think about an active role in this project and he thinks they will be receptive. The volunteer coordination and training aspect of the project will be coordinated by the county.

B. Liaison Assignments, Committee Meetings Updates, and Announcements from the Board: Tedesco mentioned that he has received several comments about TELC being a wonderful park. Pease noted that he has recently visited several counties in Iowa and it makes him proud of our staff and our parks, it's just amazing. Murken stated that she has been going around the county to various parks. It was a goal of hers to go to all of the parks since she has never been to most of them. She wondered if there was a way to publicize the parks more. Laumer updated the Board on the Partners meeting. They had a good discussion about the cabin as well as some ways to encourage people to get more engaged with the Partners program. Laumer stated we just had a meeting regarding the 2020 conference with a focus on exhibitors and sponsorships and finalizing some other details.

C. Other – none.

13. CLOSED SESSION

MOTION by Tedesco, SECOND by Pease, to go into closed session pursuant to Iowa Code Section 21.5 (1) (j) to discuss the purchase or sale of a particular real estate where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price of the governmental body would receive for that property. MCU. The board went into closed session at 8:12 PM

The meeting returned to open session at 8:36 PM.

14. ADJOURNMENT

MOTION by Tedesco, SECOND by Pease, to adjourn. MCU. The meeting was adjourned at 8:37 PM.



Recording Secretary



Story County Conservation Board