



**SCOTT COUNTY CONSERVATION BOARD MEETING
WEST LAKE PARK ADMINISTRATIVE OFFICE**

August 13, 2025

Board Members Present:

Doug Grenier
Richard Mohr
Amy Murphy
Mark Phipps (*virtually*)

Board Members Absent:

Diane Lindaman

Others Present:

Roger A. Kean, Director
Nathan Unsworth, Deputy Director
Amber Sullivan, Administrative Coordinator
Brad Taylor, West Lake Park Manager

Mr. Grenier called the meeting to order at 3:00 p.m.

MINUTES: The minutes of the June 11, 2025, meeting were reviewed for additions and/or corrections.

MOTION:

A motion was made by Mr. Mohr to approve the minutes from the June meeting as presented, seconded by Ms. Murphy, all in favor, and passed.

FINANCIAL REPORT: Reviewed and discussed for June and July.

MOTION:

A motion was made by Mr. Phipps to approve the Financial Reports from June as presented, seconded by Mr. Mohr, all in favor, and passed.

MOTION:

A motion was made by Ms. Murphy to approve the Financial Reports from July as presented, seconded by Mr. Mohr, all in favor, and passed.

PUBLIC COMMENT:

None

CORRESPONDENCE:

None

BUSINESS:

Introduction of the new West Lake Park Manager, Brad Taylor:

Brad was introduced to the Board as the new Manager of West Lake Park. He was promoted from his previous role as Park Ranger, effective July 2, 2020, succeeding JB Graham, who transferred to Scott County Park following Dave Ong's retirement.

Bolton & Menk Strategic Planning Presentation:

The Board was introduced to Emily Naylor, County Conservation Development Director with Bolton & Menk. Ms. Naylor provided an overview of the forthcoming Professional Services Agreement and expressed her interest in assisting Scott County Conservation with the development of a strategic plan. She noted her background in conservation and recreation project development and her experience working with a range of conservation clients on similar initiatives.

Approval of Bolton & Menk Professional Services Agreement:

The Board was presented with a Professional Services Agreement with Bolton & Menk to provide consulting services in facilitating the development of a strategic plan, for a fixed fee of \$21,000. The scope of the work includes assessing Scott County Conservation's current state, establishing a unified vision, setting goals, and creating a roadmap to guide future direction and outcomes.

MOTION:

A motion was made by Mr. Mohr to approve the Professional Services Agreement with Bolton & Menk to provide consulting services for the development of a strategic plan for Scott County Conservation, for a fixed fee of \$21,000, seconded by Ms. Murphy, all in favor, and passed.

Approval of the Buffalo Shores Management Agreement:

The Board was presented with a Management Agreement with the Iowa DNR for Buffalo Shores Access. The County will continue to manage the property as a public access area, maintain boundaries, comply with applicable laws, and obtain approval for permanent improvements. The extended agreement is effective upon execution and continues through October 31, 2048, and includes provisions for indemnification, signage, commercial use, and compliance with U.S. Army Corps of Engineers lease requirements

MOTION:

A motion was made by Ms. Murphy to approve the Management Agreement with the Iowa DNR for Buffalo Shores Access, allowing Scott County Conservation to continue managing the property as a public access area through October 31, 2048, seconded by Mr. Mohr, all in favor, and passed.

Approval of the Professional Services Agreement from Shive-Hattery for the Park Terrace Campground Construction Plans Project:

The Board was presented with a Professional Services Agreement with Shive-Hattery for the Park Terrace Campground reconstruction at West Lake Park. The project includes new concrete pads for campsites, replacement of asphalt drives and parking areas, and stormwater improvements. Services include surveying, civil engineering design, permitting support, bid preparation, and construction administration, with a total fee of \$60,500.

MOTION:

A motion was made by Mr. Mohr to approve the Professional Services Agreement with Shive-Hattery for the Park Terrace Campground Construction Plans Project, with a total fee of \$60,500, seconded by Ms. Murphy, all in favor, and passed.

Approval of Change Order No. 2 from McClintock Trucking & Excavating for the Scott County Park Pool Lift Station Project (final):

The Board reviewed Change Order No. 2 from McClintock Trucking & Excavating for the Pool Lift Station Project at Scott County Park. Upon approval, the Change Order adds a lift station at Pine Grove Campground connected to the Pool Lift Station Force Main, and includes spare pumps for the system. The total increase associated with this Change Order is \$216,967.50 for a total price of \$503,405.11.

MOTION:

A motion was made by Mr. Mohr to approve Change Order No. 2 with McClintock Trucking & Excavating for the Scott County Park Pool Lift Station Project, for an increase of \$216,967.50, seconded by Ms. Murphy, all in favor, and passed.

Approval of Change Order No. 1 from McClintock Trucking & Excavating for the West Lake Park Water Service Connections Project:

This agenda item was listed in error and should have been removed. No discussion occurred.

Approval of Change Order No. 2 from McClintock Trucking & Excavating for the West Lake Park Water Service Connections Project (final):

The Board reviewed Change Order No. 2 from McClintock Trucking & Excavating, which modifies the contract to include the following: replacement of heated valve enclosures with meter pits, installation of an RPZ in the Well House, construction of concrete equipment pads, provision of spare pumps, and replacement of RPZs with double check valves. The total increase associated with this Change Order is \$19,687.05 for a total contract price of \$360,430.05.

MOTION:

A motion was made by Mr. Mohr to approve Change Order No. 2 with McClintock Trucking & Excavating for the West Lake Park Water Service Connections Project, for an increase of \$19,687.05, seconded by Ms. Murphy, all in favor, and passed.

Approval of the Purchase of two Ford F-150's and one Ford F-550 from Stivers Ford:

The Board reviewed Equipment Bid sheets for the purchase of two Ford F-150's at \$47,962 and one Ford F-550 for \$57,957.85 from Stivers Ford for a total of \$153,881.85 (state bid pricing).

Stivers Ford Purchases							
Equipment	Park	Model	Price	Alternative Bid	Model	Dealer	Notes
Ranger Truck	WLP	Ford F-150	\$ 47,962.00	\$ 49,005.00	Chevrolet 1500	Karl	
Ranger Truck	SCP	Ford F-150	\$ 47,962.00	\$ 49,005.00	Chevrolet 1500	Karl	
Dump Truck	SCP	Ford F-550	\$ 57,957.85				This is the state bid price. We looked at other models but did not find one that met our needs.
Total:			\$ 153,881.85				

MOTION:

A motion was made by Ms. Murphy to the purchase of two Ford F-150's and one Ford F-550 from Stivers Ford, for a total of \$153,881.85, seconded by Mr. Mohr, all in favor, and passed.

Approval of the Purchase of one Chevy 2500 and one Chevy Traverse from Karl Chevrolet:

The Board reviewed Equipment Bid sheets for the purchase of one Chevy 2500 for \$47,347.40 and one Chevy Traverse for \$39,342.20 from Karl Chevrolet for a total of \$86,689.60 (state bid pricing).

Karl Chevrolet Purchases							
Equipment	Park	Model	Price	Alternative Bid	Model	Dealer	Notes
Maintenance Truck	WLP	Chevy 2500	\$ 47,347.40	\$ 50,803.00	F-250	Stivers	
SUV	WEC	Traverse	\$ 39,342.20				This is the state bid price. We looked at other models but did not find one that met our needs. Traverse has largest cargo room.
Total:			\$ 86,689.60				

MOTION:

A motion was made by Mr. Mohr to the purchase of one Chevy 2500 and one Chevy Traverse from Karl Chevrolet, for a total of \$86,689.60, seconded by Ms. Murphy, all in favor, and passed.

Approval of the Purchase of one John Deere Z997R Mower and one John Deere 1600 Turbo Mower from P&K Midwest:

The Board reviewed Equipment Bid sheets for the purchase of one John Deere Z997R Mower for \$21,150 and one John Deere 1600 Turbo Mower for \$64,450 from P&K Midwest for a total of \$85,600.

P&K Purchases							
Equipment	Park	Model	Price	Alternative Bid	Model	Dealer	Notes
Zero Turn	SCP	JD-Z997R	\$ 21,150.00	\$ 21,350.00	JD-Z997R	Sinclair	
WAM	WLP	JD- 1600 Turbo	\$ 64,450.00	\$ 65,250.00	JD- 1600 Turbo	Sinclair	
Total:			\$ 85,600.00				

MOTION:

A motion was made by Ms. Murphy to the purchase of one John Deere Z997R and one John Deere 1600 Turbo Mower from P&K Midwest, for a total of \$85,600, seconded by Mr. Mohr, all in favor, and passed.

Approval of the Purchase of one Brush Cutter Pro X and one Kubota L660 Tractor with a Six-Foot Mower from Kunau Implement:

The Board reviewed Equipment Bid sheets for the purchase of one Brush Cutter Pro X for \$13,059.20 and one Kubota L660 Tractor with a six-foot mower for \$51,948.32 from Kunau Implement for a total of \$65,007.32.

Kunau Purchases							
Equipment	Park	Model	Price	Alternative Bid	Model	Dealer	Notes
Diamond Mower	SCP	Brush Cutter Pro X	\$ 13,059.20	\$ 13,400.00	Brush Cutter Pro X	Roeder	
Small Tractor six-foot and Mower	SCP	L6060	\$ 51,948.12	\$ 52,234.92	L6060	Cove	
Total:			\$ 65,007.32				

MOTION:

A motion was made by Ms. Murphy to the purchase of one Brush Cutter Pro X and one Kubota L660 Tractor with a six-foot mower from Kunau Implement, for a total of \$65,007.32, seconded by Mr. Mohr, all in favor, and passed.

Golf Report:

The Board reviewed and discussed the golf reports from June and July.

MOTION:

A motion was made by Mr. Mohr to approve the Golf Reports as presented, seconded by Ms. Murphy, all in favor, and passed.

Staff Report:

Summary of monthly highlights from each department.

The next Board meeting is scheduled for 3:00 pm on Wednesday, September 10, 2025.

MOTION:

A motion was made by Mr. Phipps to adjourn, seconded by Ms. Murphy, all in favor and passed.

Chairman

Secretary/Treasurer