

## Colfax Park and Recreation Auxiliary Board

### October 12, 2016 Meeting Minutes

#### I. Attendees & Guests

Doug Garrett	Greg Rhames	Don Edwards
Shannon Harding	Kyle Ament	Pete Parvi
Dave Mast	Karen Russell	Linda Darrock
Terry Edwards	Dennis Farland	Kathy Dickerson
Karla Jones	Jeff Davidson	Linda Boddiker
Alex Olp	Darla Edwards	

#### II. Topics for Discussion

**Agenda Approval** – Doug Garrett asked to modify the agenda to allow discussion regarding item number 10 to occur earlier, following the announcements. Motion by Karen Russell to approve agenda as modified. 2<sup>nd</sup> by Linda Darrock. Motion approved.

**Guests** – Alex Olp is a writer for the Jasper County Tribune.

**Announcements** – Doug reported that Dana Guzzo, Chief Accounting Officer, and Midwest Region Vice President Todd Clock of Martin Murrieta visited the park Tuesday. Ms. Guzzo was impressed with the improvements that have been made to date and the plans for Quarry Springs Park's (QSP) future. Further, Doug noted that on October 19th, Joe Sorenson, Director of Affiliate Relations at the Des Moines Community Foundation, will be coming out to take a tour of the park and to discuss setting up an endowment program. Anyone who wishes to sit in on that meeting is welcome. An email with particulars will follow. Lastly, he noted the Visioning Committee meeting will occur on October 24<sup>th</sup> at 6:30 p.m. at the Methodist church, rather than on October 19<sup>th</sup>. If anyone has not yet seen the design plans, Mayor Dave Mast encouraged folks to view the plans as they are currently on exhibit at City Hall.

**Watercraft Rentals & Bait 2017 (Concessionaire or Internal?)** – Jeff Davidson is scheduled to meet with the concessionaire in Iowa City that provides its park's watercraft rental concessions. The meeting is to occur on Friday. In Iowa City, Jeff and others worked out a nice arrangement with Fin & Feather, a locally owned business, and it has worked out really well for all involved. The City provides a building for their operation and they supply all equipment & help; Fin & Feather was required to operate a food concession as well. Iowa City receives a portion of the sales pursuant to the parties' contract. When Jeff recently asked the concessionaire if he had

any advice about developing such concessions at QSP, he said, "Well, maybe I'll bid." Jeff was not sure whether he was serious or just joking, but he'll find out this Friday and report back at a later date. Linda D. and Karla Jones each noted they were familiar with that water rental concession operation and were impressed with it. Related to the subject, Greg Rhames reported there are several companies willing to give us great rates on the purchase of kayaks & canoes; one in particular is Sportsmen's Warehouse. No manufacturer appears willing to donate their product. Greg did obtain a copy of the grant that Keri Van Zante with Jasper County Conservation prepared. Doug noted that additional insurance, including workers' compensation, comes into play if we hire someone to run watercraft rentals at QSP versus using a concessionaire; he has talked to Dave Mast and Nancy Earles a little bit about it. Greg indicated he liked the idea of using a concessionaire until QSP is ready to undertake the operation. Further discussion ensued. Information will be obtained and the board will be asked to consider it further in November.

#### **Approval of Financials – 9/15/16 through 10/11/16**

- Savings:
  - Balance: \$120,180.99
- Checking:
  - Incomes:
    - Camping: \$40.00
    - Donations: \$2,214.00
    - General Sales: \$4,166.00
    - Sale of telephone poles: \$1,600.00
    - Interest: \$33.52
  - Expenses:
    - Bills & Utilities: \$148.64
    - Cell Phone Service: \$66.98
    - Event Expenses (Concert): \$2,330.29
    - Insurance: \$225.00
    - Office Supplies: \$10.56
    - Masterdesign: \$3,651.95
    - Sanitation: \$863.00
    - Stamps: \$58.00
    - Park Improvements: \$700.00
  - Balance: \$9,543.62

Motion to approve financials by Don Edwards. 2<sup>nd</sup> by Greg. Motion approved. Doug noted that he, Dave Mast, Nancy Earles and Brenda Jones recently met regarding the park's insurance.

Because the mower is not yet insured, that was a topic of discussion. To cover board members who operate the mower, for purposes of liability, it would cost the park \$250 a year. However, if the park was to donate the mower to the City of Colfax, with the agreement that the mower stay at QSP for QSP's use, then anyone operating the mower is covered by the City's insurance. Don Edwards moves that we donate the mower to the City with the understanding that it is to be used at QSP; Shannon Harding seconded. Further discussion ensued. Motion approved.

**Meeting Minutes** – Karen noted two changes should be made to the September 14<sup>th</sup> minutes. Specifically, on page 2 “Munroe” should be corrected to “Monroe,” and on the last page the reference to “Foundation (historical society)” should be corrected to “Foundation (CM educational foundation)”. Linda D. moved to approve the September 14, 2016, minutes with the aforementioned corrections. 2<sup>nd</sup> by Greg. Motion approved.

### **Committee Reports**

- **Rock the Quarry Concert Committee** – Shannon reported the RTQ fundraiser was a success, raising \$4,450 after costs. Ticket sales were good, although it is believed the rain hurt attendance. The committee recommends two concert fundraisers be planned for future years, one in early June and another in late August perhaps. Different musical genres could be offered at each, for instance, country music in June and rock in August, or vice versa. Doug noted that the insurance to cover these events is reasonable and he has already advised the insurance agency that QSP will be putting on two such events in 2017. It was noted that selecting the actual dates for the events early would be helpful because the next concert committee would have four to six months to plan the event. Possible future band ideas included the Nadas, Luke and Bob, and Kent Deal's brother's band. Shannon noted too that the committee believes other musical events could be offered to raise funds and one such event would involve classical music paired with wine and gourmet food – such an event would garner a higher ticket price and different crowd. Shannon thanked all the hardworking volunteers, board members and otherwise, and expressly thanked Dennis Farland for approached the board with this idea months ago. Doug encouraged board members to be thinking about volunteering to chair future concert committees.
- **Promotions Committee** – Pat Utz was unavailable and thus a promotion committee report was not given. Doug noted however that the promotions committee greatly assisted the RTQ committee with its promotional needs.
- **Steering Committee/Meeting on 19th** – Kim Seebeck was unavailable and thus a steering committee report was not given. However, Doug reminded the board of the

special meeting to be held Wednesday, October 19th at 7 p.m. at the Methodist church, with Confluence concerning finalization of the plan. All are encouraged to attend.

- **Operations/Planning Committee** – Karla reported that she was approached by some local folks today about the possible need for gravel at QSP. Those folks have received free gravel valued at \$15,000 that is generated by construction of the pipeline and they offered to put us in contact with the people who provide the gravel if it's something we want. The news was met with enthusiasm. Discussion re what to use gravel for ensued: another parking lot on island, RV campgrounds, and parking in SW corner of park near education foundation. Karla is currently waiting on a text with the contact info and she'll pass that on to Doug upon receipt. Greg moves to accept any and all gravel possible; Karen seconded. Motion approved. Moving on, Don noted initially that he had recently spoken with Toad Fox about the fishing foundation. Mr. Fox indicated to Don that he wants to meet with the fishing committee in the next couple weeks because things are now winding down in his business and he has the time. Next, it was noted there had been previous discussion with Tom Wilson of MidAmerican Energy to update a transformer at the park. Don wants to get that done. He then passed around a handout that includes possible potential income to be generated by a 40-site campground. By way of example, Don's handout provides that 40 RV campsites with water and electric, at \$25 a night, with a 50% capacity between April 1<sup>st</sup> and November 30<sup>th</sup>, could generate \$122,000 (not accounting for QSP's operation costs). Discussion ensued re water, sewer, electric, the generous offer by George Dickerson, and the fact Bob Rhone is still waiting for word back from the DNR on the issue of getting water into the park. Greg noted there is conflicting information about the needs of the park (regarding size of necessary water line) and that we really have to have a sit down that includes George Dickerson, Bob Rhone, Don, Doug and himself. Greg will personally get ahold of George and Bob to schedule the meeting and will let everyone else know the particulars via email. Next, Don noted that he wants to try to put some posts up on the boat ramp of the North Lake so folks can get down there and drop off boats, then pull out and go park elsewhere. Greg noted a continuing project is the pressure washing of the interior of the block building. Lastly, Don reported that there are still items outside of the block building that must be moved before tuck pointing on outside of the building can commence.

- **Fishing Foundation Committee/Vote** – Greg noted the committee still had not heard anything from fishing foundation. Doug indicated the reference to a vote concerns whether the board should continue to wait on contact from Mr. Fox about the fishing foundation's plans, etc. Don – who earlier noted his recent conversation with Mr. Fox - believes the door should remain open for another month or so to allow Mr.

Fox to come up with some information that he'd present and then the committee could consider. Kyle Ament noted that Mr. Fox has had plenty of opportunity to do so but has not taken any action for months now. Darla Edwards noted that the board had previously "put [Mr. Fox] off" for a year so she believes he should be given more time. Greg noted one requirement that the board should stand on is that the fishing foundation have some kind of structure, something more than the ideas we've already heard. It was asked, is there a membership? Are there by-laws? Doug indicated that forming the committee was done to allow for all people involved or interested to know what the rules are, so the fishing foundation could go out and get membership and the board would have already determined what it could live with regarding the foundation's use of portions of the park. Shannon expressed concern that there is confusion about what the foundation should have accomplished by way of formation. She then moved for a one week extension within which Mr. Fox is to contact Greg Rhames – so before Wednesday, October 19<sup>th</sup> - to schedule a meeting with the committee. The meeting itself should then be scheduled within the following week. That way, the board will have something to consider or vote upon in November at its board meeting. Pete Parvi seconded. Some further discussion ensued. Vote: 8 yes; 1 no; 1 abstention. Motion approved.

- **Nomination Committee/Suggestions for Additional Members** – Doug asked the board to consider nominating persons interested in serving on the Colfax PAB. If aware of interested persons, please let Don know. Greg noted he is currently talking with two individuals who are interested: Jeremy Heaberlin and Greg Lewis. Doug indicated that he has talked to Brenda Wierick about participating now that she's retired. He noted the by-laws provide that we can have up to 20 board members; we're currently at 15 members. Also, Doug will be contacting some members about whether they wish to continue with board membership in light of their other responsibilities and an inability to participate.

**Use of Pole Building in Future** – Doug advised he never received any calls from the advertisements offering rental of the pole building. However, he noted that Greg has an idea about a future use for it. Greg says one idea that might have traction is turning the pole barn into an indoor bow range, and also taking the sand pit area and turning it into an outdoor bow range. He has been in contact with a couple target manufacturers about costs and potential sponsorship. Greg believes the outdoor bow range could be up and running at a cost to the park of less than \$3,000. The cost of 13 targets for the outdoor range is \$3,000 at full retail, however, Bulldog Targets has offered to sell the needed targets to QSP at just over cost rather than full retail. And, lumber and other materials needed for target hangers can be obtained at no cost from his employer, Trinity Structural Towers. Greg has also consulted with Greg Lewis,

a bow dealer for many years, and Lewis is amenable to providing training at a reasonable cost. Greg noted the park could offer youth and veteran bow-related events. He learned the DNR no longer has grant funds available for this purpose. He did talk to Tracy Watson at the ISU Extension in Newton about the possibility of a bow range at QSP. Ms. Watson indicated she would allow us to use bows for such events and that the ISU Extension would be interested in renting such a facility for events if we get it up and running. In addition to charging on a per use basis, we could offer an annual membership to the range at a cost of \$100. Greg indicated that to prepare the pole barn for use as an indoor range would be more expensive because users would want 3D targets, but it has the potential for earning money year round. And we could start off with square targets versus 3D targets and then add 3D as income is generated. Greg believes the outdoor range in the sand pit area should be acted on immediately for a spring time opening. More specifically, the use of that area would involve shooting into or at the sand dune (25' tall). Further discussion ensued. Doug noted the two sliding doors would need to be fixed on the pole building if an indoor range is pursued. Greg further noted that the manager at Sportsmen's Warehouse is very excited about QSP and is coming out to tour the park on the 19th. Greg believes that with a relatively low cost output we can get started on a bow range and earn the park some income. He agreed that sponsorship of individual targets is certainly possible also. Doug needs to check on insurance issues and will do so. Greg will continue to pursue this option.

**Block Building Future Use/Remodeling Budget** – It was noted that tuck pointing is about to commence, and that we've done half the roof and put the new doors on the block building. But, Doug notes, we need to talk about budget/pricing if we're going to remodel it for future use as an events center. Doug asked Greg and Don to put together some numbers for everything that would be needed to do so: electric, heat, bathrooms, windows, etc. – because we need a game plan before we go much farther with the idea.

**RV Campground Development/Planning Budget** – This was discussed previously. See Operations/Planning Committee report, *ante*.

**Capital Campaign Kickoff to raise \$50,000 for park equipment** – Doug advised we've raised just over \$4,500 from RTQ and another \$1,600 came in from the sale of telephone poles. He noted a gator would be a great thing for use at park operations and for tours of QSP, but he hasn't yet had a chance to get together with Kathy to come up with a further plan for capital campaign fundraising.

**Creation of Dog Park** – Doug indicated that he spoke to Tracy Hook about using some of the educational foundation land for creation of a dog park but they're not interested. He doesn't know why – that education foundation area in question is not a full acre and is not tillable. It

can't be built on per DOT & DNR. Discussion ensued. In any event, Doug will attend their next meeting in an effort to learn what their concerns are.

**Goose Hunt 10/8/16 Update** – A small goose hunt was conducted last Saturday morning at QSP – 16 geese were taken out and it appears the numbers of geese present are down. Another hunt will be held Saturday, October 22<sup>nd</sup>. A donation to the park by the hunt participants was suggested in place of charging a fee to participate. As an aside, on October 8<sup>th</sup>, unbeknownst to QSP, the City had given permission for a production company to film a book trailer at the park. The book trailer relates to an upcoming release by an Iowa author Jenny Moyer. Mike Caudle, producer and creative director at Luminary Creative, Inc., noted that QSP's future plan included a possible cable park. He indicated a friend of his owned the cable park in Kansas City and may be interested in developing such a park here in Colfax. Doug learned that both Des Moines and West Des Moines have passed on prior opportunities to have cable parks in their communities. Mr. Caudle offered to contact his friend and get back to us. Doug will keep the board updated.

**Miscellaneous/Other** – Pete asked whether the board is going to keep the park open during the winter. Doug noted that QSP is not insured for the activities of ice fishing, ice skating, or snowmobiling. But it would be okay to make the park available for snowshoeing and cross country skiing in the winter.

**Adjournment** – Linda D. made a motion to adjourn. 2<sup>nd</sup> by Greg. Motion approved.