

Colfax Park and Recreation Auxiliary Board

February 8, 2017 Meeting Minutes

I. Attendees & Guests

Doug Garrett	Kim Seebeck	Shannon Harding
Pat Utz	Dave Mast	Pete Parvi
Linda Darrock	Kent Deal	Dennis Farland
Don Edwards	Jeff Davidson	Mary Dell Flattery
Linda Boddiker	Rebecca Evans	

II. Topics for Discussion

Agenda Approval – Motion to approve the agenda by Don Edwards. 2nd by Linda Darrock. Motion approved.

Guests – Rebecca Evans as a representative of Main Street.

Approval of Financials – 1/12/17 through 2/8/17

- Savings:
 - Interest: \$29.21
 - Balance: \$110,800.25
- Checking:
 - Incomes:
 - Archery Range Donations: \$250.00
 - Archery Range Sales: \$350.00
 - Capital Improvement Campaign Donations: \$1,000.00
 - Sale of extra dry wall: \$110.00
 - Other Donations: \$35.00
 - Bank Fee re Square Usage: \$1.94
 - Interest: \$1.26
 - Expenses:
 - Bills & Utilities (also cell phone & sanitation): \$341.14
 - Insurance: \$453.65
 - Park Improvements – Archery Range: \$740.83
 - Office Supplies: \$115.38

- Fuel Expense: \$35.00
 - Iowa Parks Membership Dues: \$60.00
 - Master design/Confluence: \$4,083.40
- Balance: \$12,639.85
- Cash Accounts:
 - Petty Cash - Archery: \$250.00

(Overpayment to Confluence corrected via voiding check for \$11,933.30 and issuing new check in the sum of \$4,083.40 [Invoice #13723].)

Motion to approve financials by Kim Seebeck. 2nd by Pete Parvi. Motion approved.

Approval of Minutes from Prior Meeting – Shannon Harding advised that Karen Russell suggested two minor modifications to the prior meeting minutes and that those changes were in fact made (ex. triple vs. quadruple). Motion by Don to approve January 11, 2017, meeting minutes; 2nd by Kim. Motion approved.

Committee Reports

- **Promotions Committee** – Pat will be here later to provide full report. But Doug Garrett asks the Board to note the following dates. The free fishing weekend is June 3 & 4; therefore, on the morning of 3rd we'll hold the Kids Fishing Derby. And we're also looking at doing some handicap vets fishing on North Lake with trolling motors on that same date, for a combined event. (As an aside, trolling motor use at QSP will be discussed at the next meeting to establish rules, etc.) The following weekend is June 10th – the first concert date. The committee is still working on lining up bands. The second concert date will be September 16th. Doug asked the Board to be thinking of what each member would be willing to take ownership of because it takes a lot of Board and volunteer involvement for these events to be successful. Finally, Doug noted that next Wednesday night is the next promotions committee meeting.

Pat Utz provided his report. He reiterated the Kids Fishing Derby will be held Saturday, June 3rd. The committee is starting to plan the event. Pat has spoken with Dave Hostetter, who is very interested in putting on another 5k run this summer. Mineral Springs Days would be last weekend in August if they happen. Thus, he wants the 5k run to occur that same Saturday morning (8/26/17). Rebecca Evans advised that she would email Pat once she knows something definitive regarding Mineral Springs Days. Pat wants to promote the run more than we did last year and has applied for grant monies for marketing of the park. Dave Hostetter will be contacting Tim Bergan and Matt Scotton about the 5k run as they're willing to help promote it as well. Next,

Pat advised there will be a photography contest discussed at the next promotions meeting – QSP would ask folks to submit photos they've taken in the park, and would award prizes. Don contacted Pat last week about an idea proffered by Jeff Sontag: that perhaps photos taken of the park could be made into framed prints that could be offered for sale with proceeds benefiting both the park and the school's art department. Discussion ensued. An example print was passed around. Pat believes the cost of materials for a quality print, matting and frame would be about \$50. He wonders if folks would want to pay \$75+ for such a print. The possibility of holding a raffle or silent auction to raise funds was also discussed. Kim recommended that smaller items be offered for sale too; Shannon suggested that perhaps the available prints could be sold separately so folks could do their own matting and framing. The Board is in favor of the Promotions Committee moving forward on the idea. Next, Dennis Farland provided an update re bands for the summer concerts: Dog Fathers, Rich Webster Band and Lux would play at a cost of \$1,500 on June 10; that sum includes sound and lights. In September, the Harvest Band – country/country rock – and Slipstream (including some former members of 8 Track Band) are interested in performing. Dennis is waiting on the cost estimate for those potential September bands. Shannon moved to approve the expenditure of \$1,500 to hire the three bands for the June 10 concert. Pete seconded. Motion approved. Lastly, Doug noted that a significant number of toys that were donated by RD Streeter will be used for prizes at the Kids Fishing Derby. Also, Doug will be approaching Casey's about being a financial sponsor for the fishing derby.

- **Design Steering Committee** – Kim drew the Board's attention to the email she recently sent that attached the booklet prepared by Confluence for its review. Jim with Confluence wants any comments or feedback by the Board. Kim emphasized the importance of feedback because this booklet is our road map moving forward. It will be a valuable tool for approaching potential developers, applying for grants, etc. Kim indicated that we're nearing the end of our contract with Confluence. Notably, Jeff Davidson advised the Board that he recently had a meeting with a developer and he'd like to share the developer's comments about the plan for QSP's development. Jeff indicated the purpose of his meeting was to get the reaction of someone in the commercial real estate business. Overall, the developer loved the concept of QSP, and he is someone who is familiar with the Terry Trueblood Recreation Area in Iowa City. He believes Colfax can have an equally huge community asset in QSP. If we were to decide upon the use of concessionaires, the developer said Shields or BassPro should be interested in that – how could they not be? He loves the idea of the lodge facility and its use. He thinks the park's distance from Des Moines is great. The developer did believe that the proposed lodge and proposed hotel should be closer to one another however, either adjacent to or even physically connected. One concern he expressed

was that the plan might be “over retailled and under residentialled.” He thinks condos on the water would sell because people love to be on the water – either as primary or secondary homes. Interstate retail is a really tough market right now. He made the point that River Landing retail in Coralville had to be completely subsidized. Jeff recommended we think about that because residential would be an easy sell, in his opinion as well. The developer also recommended QSP get as many events planned as possible to show potential developers that there already exists interest in and use of the park. He also thought bike shops would be interested in a concessionaire. With specific regard to the planned hotel, it was recommended the Board talk to a hotel developer specifically, one experienced with flag hotels, particularly if we want it high end. The developer further suggested that amenities should look fun to draw interest. He believes a water feature that could be seen from the interstate would be huge asset to the park. Moreover, he thinks QSP could take advantage of its nearness to the Iowa Speedway and the fact those events draw thousands of visitor. He also suggested the Board take advantage of park’s grandeur, noting that the first building designed and built in the park will set the tone. Given the planned RV camping, the developer noted that if RV people like this park, the word of mouth that will happen once it is established in a manner that impresses RV folks will be incredible. Jeff reiterated that shopping retail is difficult so he believes an emphasis on restaurants, a shooting range, or things that relate more directly to the park’s amenities are best. If the lodge was moved to the now-designated retail area on master plan, it would free up area for possible residential space if the Board decides to go that way. Doug noted that a band shell or similar structure could perhaps go where the lodge is depicted now. Jeff advised the Board that Trueblood’s lodge is consistently booked and there is no close by hotel, it’s kind of off the beaten path. To provide this area with a lodge and nearby hotel should also result in consistent booking, and hence consistent income for the park. Finally, Kim advised the Board she has a meeting with another developer to gain feedback on the master plan. She hopes Jim with Confluence will be able to attend that meeting with her.

- **Operations/Planning Committee** – Don presented the Board with a financial donation made by the Talsma Brothers to benefit the archery range. They don’t seek any publicity for the donation, but Don thinks perhaps arranging for a photo to be taken of them and Doug or other Board members holding the check might be a nice gesture in thanks. Regarding getting water out to the park, Doug advised that George Dickerson wants to have a meeting with Don, Greg Rhames and himself before getting into more specifics about the project. Doug advised the cost is a very sizeable amount even with George’s generous donation of \$25,000 in labor costs. We’ll need grant money to get it done. There is no definitive date for that meeting yet. Next, Shannon gave an update

on behalf of Greg regarding the range – he is there now overseeing the first league night. Shannon advised interest in the range continues; one league has formed to date with 14 members. That means 14 persons using the range every week for a period of eleven weeks, generating significant archery income. Monthly and quarterly memberships have been purchased, the first archery lesson has been conducted, and one member has participated in regional and national archery competitions and will be trying out for the next U.S. Olympic team – and he now practices at our range! Doug reported a potential hire for the range. Assuming approval is given at the Monday night City Council meeting, a background check will be conducted before the individual can start to take shifts. So the earliest the employee could start would be Wednesday after next. Don noted that a lot of electrical work is happening on Highway 6 on the way into Newton. Due to that work, telephone poles are being given to folks who want them; Don has put the park on the list of those interested. We'll likely get some of the telephone poles and should hear in another 10 days or so. They can be used in the park for a number of purposes, including as posts in the parking areas.

- **Nomination Committee** – Don reported that he will follow up with Mike Talsma and Kevin Hartger about their interest. There are no new persons to nominate.
- **Finance Committee/Capital Campaign Kickoff** – Doug advised there is nothing new to report. The archery range costs have been fully covered by sponsorships and donations.

Update of Archery Range – Given above; see Operation/Planning Committee report, *ante*.

Block Building Future Use/Remodeling Budget – Doug advised that more sanding has been performed in the last couple days and crews will be out this weekend to finish the tuck pointing. Shannon will get the paint selections to Doug so he can provide them to the company for future use once the weather permits. Doug applied for a grant that would provide for up to 25 gallons of paint for the block building's interior – it will be a good start. More cleaning and power washing will be scheduled once the weather warms up. It will take a fair number of people to organize and get that work done; Greg will head the effort. Framing windows and lighting updates will also be needed.

RV Campground Development/Planning Budget – More information will be offered following the meeting with George Dickerson.

Kum & Go Dog Park Update – Doug reminded the Board that his request for a quote from a local fencing contractor never came through. Thus, he contacted Des Moines Fence (they did the fencing at Newton's dog park) about a ballpark estimate. He provided them with measurements of 120' x 380' and asked that they include a large gate to accommodate a

mower and a double gate entry similar to the one in Newton, with fencing heights of both 5 feet and 6 feet. Des Moines Fence estimated that installation - including labor and materials - would run about \$13,500 (5' height) or \$14,500 (6' height). Other amenities for the dog park, not included in the aforementioned quote, would be park benches, dog waste station, water fountain, trees or shade, etc. Doug will contact Kum & Go about partnering with the park to build the dog park. As a Board, we'll need to start thinking about access points and parking for the dog park users (ex. diagonal off road or dedicated lot).

Watercraft Rentals & Bait 2017 – Doug reported the committee kicked around the idea of kayak and canoe rentals. To do it right, we'd need to have 15 to 20 units as well as trailers to move them around. A \$15,000 initial investment is likely, and insurance costs are still a concern. Don indicated that Brad Hagarty and his daughter may be interested in running it because he's got river access near his dental office, and is close to QSP lakes. Shannon asked if perhaps the committee wants to meet with Mr. Hagarty before the next board meeting to further explore the possibility – Don will contact him tomorrow.

Red Bridge Update – Doug provided a handout and reported that Joe Otto has suggested setting up a separate 501c3 for "Save the Red Bridge." Joe believes the best way to promote saving the bridge is to emphasize it as a Jasper County project, not just one that would benefit Colfax. Doug advised the Board there already exists a Facebook group dedicated to saving the red the bridge and perhaps we can partner with them in our efforts. In any event, Joe believes it is important to get the bridge off of its moorings and onto shore to avoid possible flood damage. He will be back in Iowa in March and is trying to set up a meeting on March 14 for a limited number of people – board officers – and a design firm. Then he wants to meet with all parties involved: the City, the Schlosser Trust board, the Historical Society and the Dickersons – to address access, easements, etc. Doug noted the potential for purchase of the nearby Lafferty property if park access can be gained via that property. It has an assessor value of \$43,000 at present. Doug asked Larry Lafferty to consider the possibility of selling the property to the park in the future. Finally, Doug advised that Joe still hasn't heard from National Guard. Further discussion ensued about future issues related to the bridge.

Potential Work Projects for 2017 – Doug provided a handout. He asked all Board members and interested volunteers to look through the handout and to let the Board know what particular projects the member or volunteer wished to be involved in. Shannon suggested the handout be appended to the meeting minutes so that folks will be prepared to identify what projects they'll help with during the March 8th Board meeting.

Adjournment – Linda D. moved to adjourn. 2nd by Kim. Motion approved.