



BOARD MEETING

February 9, 2011 - 5:30 p.m.

Polk County Administration Bldg
111 Court Avenue, Room 120
Des Moines, Iowa

AGENDA

The information identified on this agenda may be obtained in accessible formats by qualified persons with a disability. To receive information or to request an accommodation to participate in a meeting, hearing, service, program or activity conducted by this office, contact the Polk County Conservation Board Office, 11407 NW Jester Park Drive, Granger, 515-323-5300.

1) Opening Items

- a) Roll Call
- b) Action on the Minutes of the Previous Meeting(s)

2) Consent Agenda Items

Note: These are routine items and will be enacted by one roll call vote without separate discussion unless a Board Member, PCCB employee or member of the public requests an item be removed to be considered separately. Please notify a PCCB Member to have an item removed.

- a) Action on Bill List: approve the PCCB/Enterprise Fund January 2011 expenditures.
- b) PCCB Bylaws: approve the PCCB Bylaws
- c) Jester Park Golf Course, 2011 Fees: acknowledge receipt of the proposed Jester Park Price List from H.G. Golf Properties for the 2011 golfing season and acknowledge that the proposed prices are in conformance with pricing guidelines established by the Board.

- 3) **Public Hearing: Jester Park, MidAmerican Energy Company Easement – Site for Cabins**
- 4) **Public Hearing: Chichaqua Bottoms Greenbelt & Eagle Roost Wildlife Area, Cropland Rental**
- 5) **Public Hearing: Chichaqua Bottoms Greenbelt, Food Plot Contract**
- 6) **Jester Park, Cabin Project**
- 7) **Great Western Trail Relocation – Southwest Commerce Park**
- 8) **Chichaqua Valley Trail, Request for Qualifications/Proposal**
- 9) **Chichaqua Bottoms Greenbelt, Land Clearing Contract – Shaw FMHA Easement**
- 10) **Thomas Mitchell Park, WIRB Grant – Temporary Easement**
- 11) **Thomas Mitchell Park and Yellow Banks Park Master Plans – Final Approval**
- 12) **Environmental Education**
 - a) Program Quality Evaluation Summary
 - b) Guide By Cell

PUBLIC COMMENTS

STAFF REPORTS

FINANCIAL REPORTS

DISCUSSION & REMARKS

ADJOURNMENT

1) **Opening Items**

a) **Roll Call**

b) **Action on the Minutes of the Previous Meeting(s)**

The Polk County Conservation Board met in regular session on January 12, 2011. Minutes for the meeting are attached.

2) **Consent Agenda Items**

a) **Action on the Bill List**

January 2011 expenditures have been e-mailed to the Board for review.

STAFF RECOMMENDATION: That the Board approve the PCCB/Enterprise Fund January 2011 expenditures.

b) **PCCB Bylaws**

PCCB governance documents provide that the Bylaws must be reviewed each year at the first regular Board meeting in January. Approval may be proposed at any regular meeting, but must again be considered at the next following regular Board meeting before adoption.

No changes have been recommended to the Bylaws.

STAFF RECOMMENDATION: That the Board approve the PCCB Bylaws.

c) **Jester Park Golf Course, 2011 Fees**

Section 5.5 of the Management Agreement between Polk County Conservation Board and H.G. Golf Properties requires that the Board be notified of proposed rate changes of golf course activities. The Management Agreement requires that the proposed rate changes not exceed general pricing guidelines established as part of the Management Agreement negotiations with the Board. There is no requirement to approve the proposed rates, but only to review the rates to determine that they are within previously established general pricing guidelines.

HG Golf Properties has furnished the attached rate schedule under which they intend to operate during the 2011 golfing season. HG Golf Properties does not plan to increase rates this year. They are adding two additional rates: Par 3 Junior Pass and Par 3 Family Pass. These are being added to increase youth and family play.

STAFF RECOMMENDATION: That the Board acknowledge receipt of the proposed Jester Park Price List from H.G. Golf Properties for the 2011 golfing season and acknowledge that the proposed prices are in conformance with pricing guidelines established by the Board.

3) Public Hearing: Jester Park, MidAmerican Energy Company Easement – Site for Cabins

A public hearing will be held for the purpose of determining whether or not property located within Jester Park (West Half (W1/2) of the Northwest Quarter(NW1/4), Less 2 acres of road, Section 32, Township 81, Range 25, Polk County, Iowa), "Is no longer necessary for park purposes or will not interfere with the park purposes" and forwarding the same on to the Board of Supervisors for the conveyance of easement to MidAmerican Energy Company.

Copy of MidAmerican Energy Company easement attached.

STAFF RECOMMENDATION: That the Board determine that property as designated within Jester Park is no longer necessary for park purposes or will not interfere with park purposes and forwarding the same on to the Board of Supervisors for the conveyance of easement to MidAmerican Energy Company for the purpose of installing a 10 foot wide underground electric line on PCCB managed property.

4) Public Hearing: Chichaqua Bottoms Greenbelt & Eagle Roost Wildlife Area, Cropground Rental

A public hearing will be held on the use of 214.1 acres of cropground at Chichaqua Bottoms Greenbelt and use of 117 acres of cropground at Eagle Roost Wildlife Area for the purpose of awarding contracts to farm these acres for the crop years of 2011, 2012 and 2013.

Staff will present a compilation of the bids received at the Board meeting along with a proposed recommendation for award.

5) Public Hearing: Chichaqua Bottoms Greenbelt, Food Plot Contract

A public hearing will be held on the planting of 89.1 acres of food plots at Chichaqua Bottoms Greenbelt for the purpose of awarding contract to plant food plots during the years of 2011, 2012 and 2013.

Staff will present a compilation of the bids received at the Board meeting along with a proposed recommendation for award.

6) Jester Park, Cabin Project

Upon approval by the Board of Supervisors to convey by easement property located within Jester Park to MidAmerican Energy Company for underground

electric service to cabin site, PCCB is responsible for the payment of electric transformer with electric service and construction costs in the amount of \$11,956.32 to MidAmerican Energy Company. REAP funds have been allocated for the cabin project.

STAFF RECOMMENDATION: That the Board approve payment to MidAmerican Energy Company in the amount of \$11,956.32 for electric service related to Jester Park Cabin site pending approval of Board of Supervisors conveying by easement property located within Jester Park relating to the cabin site to MidAmerican Energy Company.

7) **Great Western Trail Relocation – Southwest Commerce Park**

In 2008 Polk County Conservation was approached by Knapp Properties requesting the relocation of the Great Western Trail as it crosses the Southwest Commerce Park property they propose to develop. The property is located in the southeast quadrant of the intersection of State Highway 5 and the Southwest Connector. The proposal at that time involved the trail being shifted to the east extending to the south property boundary and connecting back to the original trail along County Line Road (the south property line). This route involved an “at grade” crossing on the future proposed Maffitt Lake Road extension planned by the City of West Des Moines. The proposal also involved Knapp setting aside an eight acre parcel in the southwest corner of the property for a trailhead. The Polk County Conservation Board and the Trails and Greenways Advisory Committee had reviewed this proposal at the time and identified a list of concerns. These concerns included maintaining a minimum 100’ right-of-way, providing for an appropriate level of tree canopy and landscaping, providing a safe road crossing and providing for an access trailhead. Subsequently in January, 2009, the Polk County Conservation Board adopted a Trail Relocation Policy (attached).

During the past year we have continued the discussions with Knapp Properties and involving the City of West Des Moines. In addressing the concerns for the road crossing it was discovered that the proposed Maffitt Lake Road extension is proposed as a 4 lane major arterial road that will carry increased traffic levels at higher speeds than originally considered. In considering options, the alternative to reroute the trail across the north property line (adjacent to Highway 5) and then south along the SW Connector was proposed. This alternative would provide for crossing Maffitt Lake Road at a signalized crossing at the SW Connector intersection providing for much greater safety to trail users. Further discussions with Knapp provided for maintaining a 100’ wide right-of-way with an appropriate level of tree canopy and landscaping. Also, as part of the proposal, Knapp will purchase property north of Highway 5 and adjacent to the Great Western Trail to provide for a future trail head with a paved parking lot.

A copy of Knapp’s January 25, 2011 proposal is included.

This proposal has been coordinated with the City of West Des Moines Parks and Recreation and Engineering Departments.

STAFF RECOMMENDATION: The Board approves the Great Western Trail relocation as proposed and directs the staff to work with Knapp Properties to complete the required legal documents to provide for the transfer of properties, relocation of the trail and future construction of the trailhead and parking lot.

8) Chichaqua Valley Trail, Request for Qualifications/Proposal

Information will be presented at the meeting.

9) Chichaqua Bottoms Greenbelt, Land Clearing Contract – Shaw FMHA Easement

Information will be presented at the meeting.

10) Thomas Mitchell Park, WIRB Grant – Temporary Easement

Information will be presented at the meeting pending approval from County Attorney's Office.

11) Thomas Mitchell Park and Yellow Banks Park Master Plans – Final Approval

The master plans provide clear development plans for the 185 acre Thomas Mitchell Park and the 571 acre Yellow Banks Park. These plans provide future guidance in planning and programming improvements for these two parks. The year-long planning process began in the spring of 2010 and has involved the local public, park users, the Polk County Advisory Committee, RDG Planning and Design and the Polk County Conservations staff. This involvement has included public workshops, working sessions and ongoing meetings, as well as public access to the PCCB website allowing for public comments and review of the draft plans. The Board has been provided updates throughout the planning process and was provided a final draft for review at the January 12, 2011 Board meeting. Final copies of the Master Plans will be provided to the Board at the meeting.

STAFF RECOMMENDATION: The Board officially approves the Master Plans for Yellow Banks Park and Thomas Mitchell Park.

12) Environmental Education

a) Program Quality Evaluation Summary

The EE department has been working on program evaluation. An on-line survey has been developed using SurveyMonkey. An e-mail is sent to program participants asking them to complete the survey. The attached document summarizes the results of that survey from FY 09/10.

b) Guide By Cell

Guide by Cell was a pilot program funded by a REAP-CEP grant. Guide by Cell utilizes technology to inform and educate park visitors about natural resources, unique park features and current events. Park guests use their cell phone to call and listen to audio messages on flora, fauna and park information. Park visitors can also leave valuable feedback. A presentation on the program will be given by staff at the meeting.

PROCEEDINGS OF THE POLK COUNTY CONSERVATION BOARD

The Polk County Conservation Board met in regular session on Wednesday, January 12, 2011. The meeting was called to order at 5:33p.m.

#1a – Roll Call

Board Present: Levis, Smith, McEnany
Board Absent: Vosler, Hadden

#1b – Action on the Minutes of the Previous Meeting(s)

**IT WAS MOVED BY LEVIS THAT THE POLK COUNTY CONSERVATION BOARD APPROVE THE DECEMBER 8, 2010 MEETING MINUTES AS WRITTEN.
VOTE YEA: LEVIS, SMITH, MCENANY**

#2 – Consent Agenda Item

IT WAS MOVED BY MCENANY THAT THE POLK COUNTY CONSERVATION BOARD SHALL APPROVE THE FOLLOWING CONSENT AGENDA ITEMS:

- A) PCCB/ENTERPRISE FUND DECEMBER 2010 EXPENDITURES;**
- B) PCCB BYLAWS**
- C) DIRECTING STAFF TO PUBLISH NOTICE, PURSUANT TO IOWA CODE 331.305, THAT A PUBLIC HEARING WILL BE HELD ON FEBRUARY 9, 2011, AT THE POLK COUNTY CONSERVATION BOARD MEETING FOR THE PURPOSE OF DETERMINING THAT PROPERTY AT JESTER PARK RELATED TO THE INSTALLATION OF ELECTRIC SERVICE BY MID AMERICAN ENERGY COMPANY TO THE CABIN SITE IS NO LONGER NECESSARY FOR PARK PURPOSES OR WILL NOT INTERFERE WITH PARK PURPOSES AND FORWARD THE SAME ON TO THE BOARD OF SUPERVISORS FOR THE CONVEYANCE OF EASEMENT ON THE PROPERTY;**
- D) DIRECTING STAFF TO PUBLISH NOTICE PURSUANT TO IOWA CODE 331.305, THAT BIDS BE RECEIVED PRIOR TO 2:00 P.M., FEBRUARY 7, 2011 AND A PUBLIC HEARING WILL BE HELD ON FEBRUARY 9, 2011, AT THE POLK COUNTY CONSERVATION BOARD MEETING TO DISCUSS THE USE OF 214.1 ACRES OF CROP GROUND AT CHICHAQUA BOTTOMS GREENBELT AND FOR 117 ACRES OF CROP GROUND AT EAGLE ROOST WILDLIFE AREA, AND**

- FOR THE RECEIPT OF THOSE BIDS AND THE AWARDING OF CONTRACTS TO FARM THESE ACRES FOR THE CROP YEARS OF 2011, 2012, AND 2013;**
- E) BROWN'S DIRT WORK BID OF \$39,502 FOR THE CONSTRUCTION OF THE ON-SITE WASTEWATER TREATMENT SYSTEMS AT THOMAS MITCHELL PARK PLAYGROUND RESTROOM AND YELLOW BANKS PARK CAMPGROUND #1 SHOWER HOUSE, A PROJECT CONTINGENCY OF \$598, AND ENGINEERING SERVICES IN THE AMOUNT OF \$900 TO JIM CARROLL ENGINEERING, FOR A PROJECT TOTAL NOT TO EXCEED \$41,000 IN REAP FUNDS AND AUTHORIZE THE DIRECTOR TO SIGN CONTRACT WITH BROWN'S DIRT WORKS FOR \$39,502;**
 - F) HIRING SNYDER & ASSOCIATES TO COMPLETE THE DESIGN SERVICES FOR THE DISPOSAL OF EXCAVATED SILT MATERIAL FROM THE POND IN THOMAS MITCHELL PARK AT A COST NOT TO EXCEED \$10,650; AND AUTHORIZES THE DIRECTOR TO WORK WITH AN ADJACENT LANDOWNER TO SECURE AN EASEMENT/PAYMENT FOR AN ACCESS ROUTE THROUGH ADJACENT PROPERTY FOR A HAUL ROAD;**
 - G) UP TO \$50,000 IN ENTERPRISE FUNDS BE EXPENDED FOR THE FIRST PHASE OF THE MALLY'S PARK SITE IMPROVEMENTS AS IDENTIFIED AND APPROVE ACCEPTING THE BID FROM CXT FOR THE VAULT TOILET (\$13,933.50), AND THE BID FOR ICON STEEL SHELTER (\$15,279) AND AUTHORIZE THE DIRECTOR TO SIGN CONTRACTS WITH THESE SUCCESSFUL BIDDERS;**
 - H) THE SECURITY POLICY FOR POLK COUNTY CONSERVATION AS DEVELOPED FOR PCI COMPLIANCE PURPOSES AND INCLUDE THIS POLICY IN THE PCCB EMPLOYEE MANUAL.**
- VOTE YEA: SMITH, MCENANY, LEVIS**

#5 – Thomas Mitchell and Yellow Banks Parks, Master Plan Final Draft Presentations

Gary Thomas, 7049 SE 32nd Avenue, DM, appeared before the Board to express his concern of developing a winter access/maintenance road on the corner of 72nd and SE 32nd and allowing that access to also be used for special events (ball games).

Both plans were presented to the Board for their review. They were asked to provide their feedback to staff so that a final master plan for both Thomas Mitchell Park and Yellow Banks Park could be brought before them for approval at February 2011 meeting.

#3 – Public Hearing: Wastewater Reclamation Authority (WRA) Easements

Chair Smith opened the public hearing on the two WRA easements: one on Gay Lea Wilson Trail and one on the High Trestle Trail.

As there were no comments, Chair Smith closed the public hearing.

**IT WAS MOVED BY LEVIS THAT THE BOARD DETERMINE THAT THE EASEMENTS AS DESIGNATED ON THE GAY LEA WILSON TRAIL AND THE HIGH TRESTLE TRAIL ARE NO LONGER NECESSARY FOR PARK PURPOSES OR WILL NOT INTERFERE WITH PARK PURPOSES AND FORWARDING THE SAME ON TO THE POLK COUNTY BOARD OF SUPERVISORS FOR THE CONVEYANCE OF EASEMENTS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THESE SANITARY SEWERS ON PCCB MANAGED PROPERTIES.
VOTE YEA: LEVIS, MCENANY, SMITH**

#4 – Mitigation Site: Altoona Crossing LLC

No Discussion. Information Only.

PUBLIC COMMENTS

None

STAFF REPORTS

FINANCIAL REPORTS

DISCUSSION & REMARKS

Parker reported on

- Parker briefed the Board on his meeting with City of DM and DM Airport on rerouting of Great Western Trail...staff have questions on how they are proposing to reroute the trail
- Parker reminded Board that next Wednesday (1/19) he would be presenting PCCB's FY 11-12 budget proposal
- Parker briefed the Board on his meeting with BOS on capital improvement plan
- 2nd quarter workplan for conservation was distributed to the Board
- Board was reminded of March 30 meeting with Board of Supervisors

ADJOURNMENT

The meeting was adjourned at 7:52 p.m.

Prepared by: Cindy Lentz

JESTER PARK GOLF COURSE RATES

	2008	2009	2010	2011		2008	2009	2010	2011	
18 HOLE FEES	RATE	RATE	RATE	RATE		PUNCH CARDS	RATE	RATE	RATE	RATE
WD 18 HL	\$ 21.00	\$ 22.00	\$ 22.00	\$ 22.00	18 Hole	\$ 189.00	\$ 198.00	\$ 198.00	\$ 198.00	
WE 18 HL	\$ 29.00	\$ 29.00	\$ 29.00	\$ 29.00	9 Hole	\$ 153.00	\$ 162.00	\$ 162.00	\$ 162.00	
Twilight 18	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	Cart 18	\$ 126.00	\$ 126.00	\$ 126.00	\$ 126.00	
Junior 18	\$ 14.00	\$ 15.00	\$ 15.00	\$ 15.00	Cart 9	\$ 99.00	\$ 99.00	\$ 99.00	\$ 99.00	
Senior 18	\$ 14.00	\$ 15.00	\$ 15.00	\$ 15.00						
Winter Special 18	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	SEASON PASSES					
WD/WE Replay Fee w/ Crt		\$ 20.00	\$ 20.00	\$ 20.00	Co-Ed	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	
Public Safety w/ Crt	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	Individual	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Birthday Special					Junior	\$ 180.00	\$ 180.00	\$ 180.00	\$ 180.00	
Boone	1/2	1/2	1/2	1/2	High School	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	
WD-18 PCC Employees	1/2	1/2	1/2	1/2	City/County Badge	\$ 430.00	\$ 430.00	N/A	N/A	
WE-18 PCC Employees	1/2	1/2	1/2	1/2	City/County Badge Couple	\$ 700.00	\$ 700.00	N/A	N/A	
Winter Special 18 Senior	\$ 13.00	\$ 13.00	\$ 13.00	\$ 13.00	Senior Pass (Age 62 & Above)			\$500	\$500	
Winter Special 9 Hole Senior	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	Couples Senior Pass (Age 62 & Above)			\$800	\$800	
					Par 3 Junior Pass				\$100	
9 HOLE FEES					Par 3 Family Pass				\$350	
WD 9 HL	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	CART FEES & PASSES					
WE 9 HL	\$ 22.00	\$ 22.00	\$ 22.00	\$ 22.00	18 Hole	\$ 14.00	\$ 14.00	\$ 14.00	\$ 14.00	
Junior 9	\$ 11.00	\$ 12.00	\$ 12.00	\$ 12.00	9 Hole	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	
Senior 9	\$ 11.00	\$ 12.00	\$ 12.00	\$ 12.00	Pull Cart	\$ 3.50	\$ 4.00	\$ 4.00	\$ 4.00	
Winter Special 9	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	Par 3 Cart	\$ 5.00	\$ 8.00	\$ 8.00	\$ 8.00	
WE Polk 9	1/2	1/2	1/2	1/2	Twilight Cart	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	
WD/WE Replay Fee w/ Crt		\$ 10.00	\$ 10.00	\$ 10.00	Season Cart Pass-Ind	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	
					Season Cart Pass-Family & Couple	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	

Prepared by and return to: Bob Young (515) 252 6747
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO BOX 657 DES MOINES, IA 50306-0657

**MIDAMERICAN ENERGY COMPANY
UNDERGROUND ELECTRIC EASEMENT**

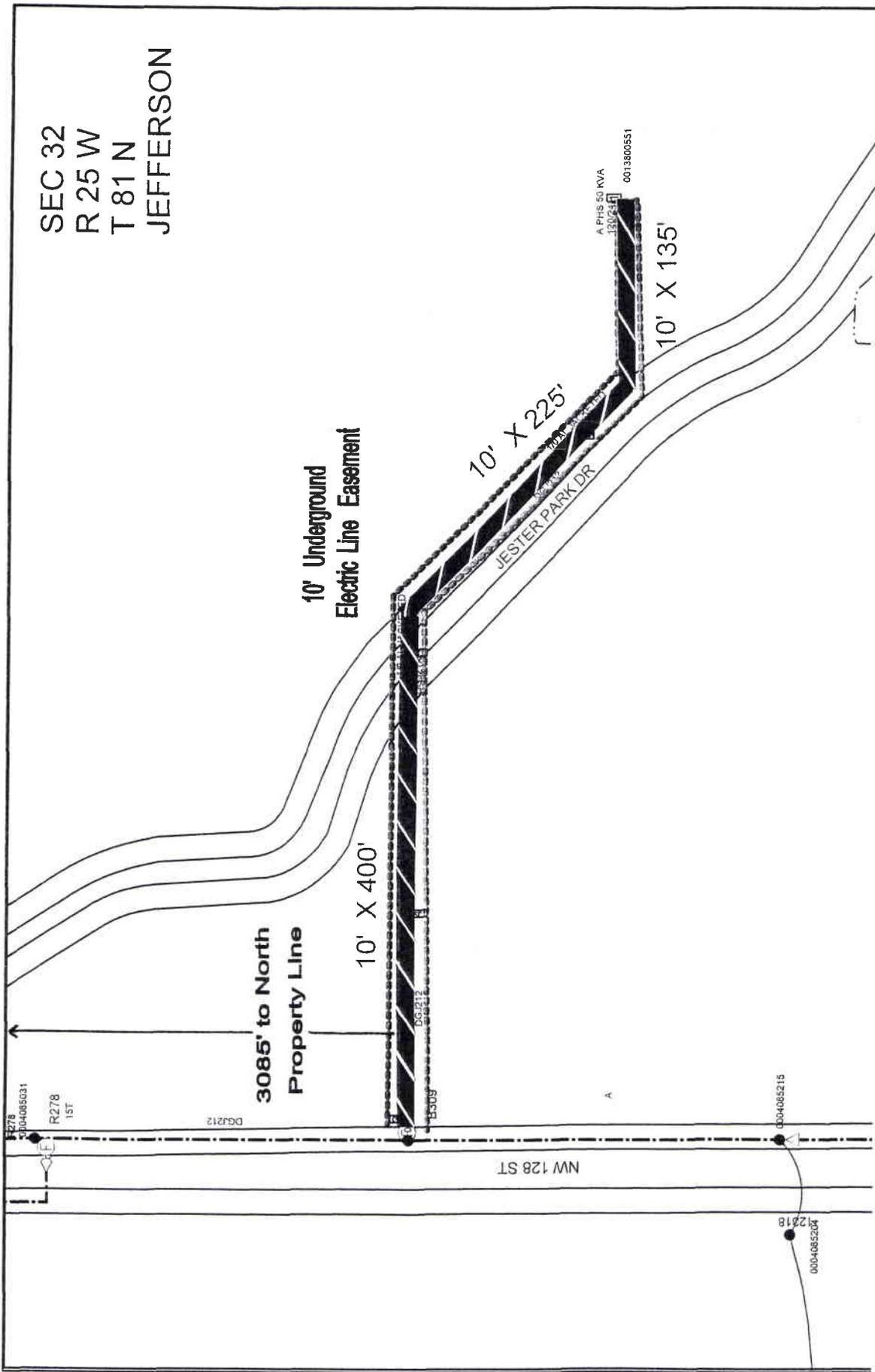
Folder No.	<u>302-10</u>	State of	<u>Iowa</u>
Work Req. No.	<u>DR2186618</u>	County of	<u>Polk</u>
Project No.	<u>01145</u>	Section	<u>32</u>
		Township	<u>81</u> North
		Range	<u>25</u> West of the 5 th P.M.

1. For and in consideration of the sum of One and no/100---Dollar (\$1.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) Polk County, Iowa, (Grantor), its successors and assigns, does hereby grant to MIDAMERICAN ENERGY COMPANY (Grantee), its successors and assigns, a perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove underground conduits, wires and cables for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary equipment incident thereto (collectively "facilities") under and on the surface of the ground, through and across certain property described below, together with the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement ("easement area").

PROPERTY LEGAL DESCRIPTION:

West Half(W1/2) of the Northwest Quarter(NW1/4), Less 2 acres of road, Section 32, Township 81, Range 25, Polk County, Iowa.

Exhibit "A"



S 13

MidAmerican ENERGY Crew HQ:	Customer: Polk County Conservation Address: 12000 Blk NW 128th Street City: Granger, Polk County IA		DR2186618 Date: 1/4/11
	Job Desc: Underground Electric Line Easement		Scale: Not to Scale XY Grid: Sec 32, T81N, R25W
= 10' Easement Marking			



K N A P P
PROPERTIES, INC.

MEMORANDUM

TO: Dennis Parker
FROM: Aimee Staudt
DATE: January 25, 2011
RE: Relocation of Great Western Bike Trail at SW Commerce Park

As part of this memo and its attachments, please a summary of proposed deal terms and a revised plan to relocate the Great Western Bike Trail through our parcel of land located near the Southwest Connector in West Des Moines in the event that it is required by development of the site.

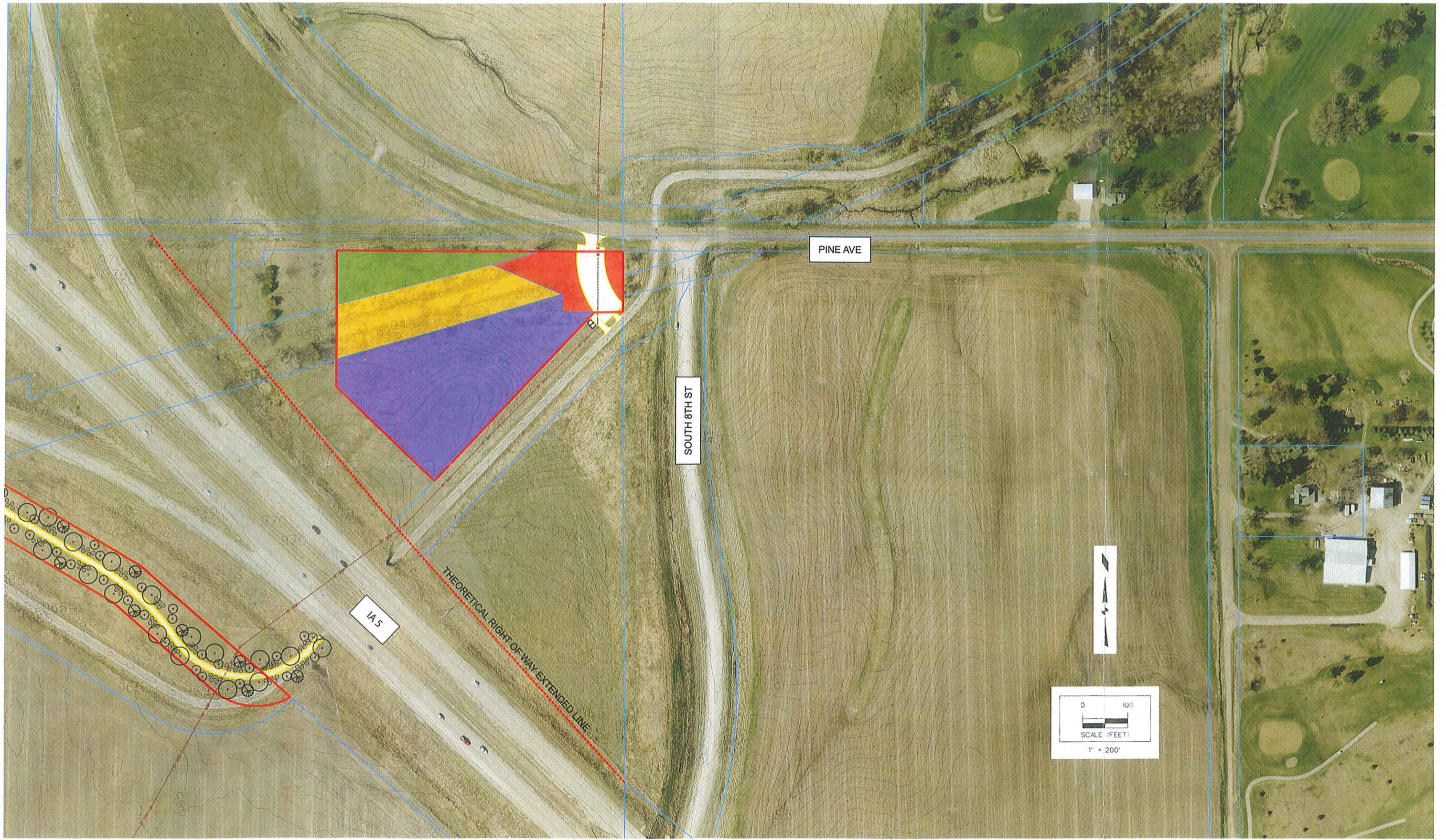
- 1) Trail relocation: We are proposing the construction of a 12' wide asphalt trail along the northwestern and western portions of the property. Responsibility for the trail construction, including associated crossings within the property, would be West Lakes Properties'. We will work with Polk County and your engineering consultant to construct the trail per your standard specifications. Per your requirements, the trail will not be located in the West Des Moines right of way, but will be immediately adjacent to it. Again, per your requirements, we are proposing the trail right of way at 100'. Please reference the document entitled "11-17-10 Trail Relocation Exhibit" for a plan of the Trail Relocation.
- 2) Plantings/seeding: We have proposed a planting plan within the trail right of way that will be sensitive to the visibility and commercial viability of the site. This plan is depicted in the documents entitled "Trail Exhibit (08-17-2010)" and "11-24' 10 Trail Relocation Future Entrance Exhibit". At this time, we are not proposing any plantings along the western edge of the property adjacent to the Southwest Connector, which will be the front entrance to this future development. Keeping this area open and free of plantings will maximize visibility for the safety of trail users and vehicular traffic at the entrance location granted by the City of West Des Moines and the DOT. Again, responsibility for the planting and seeding shown in the trail right of way would be the responsibility of West Lakes Properties.
- 3) Trailhead: Swapping Polk County's current trail holdings with the proposed configuration and right of way would result in a net loss of land to Polk County. To mitigate this, our previous discussions had centered on West Lakes Properties procuring land northeast of the site (east of South 8th Street and south of Pine Avenue) to provide to Polk County for a trailhead and future parking lot. West Lakes Properties will work with the City of West Des Moines, who has

indicated their willingness to allow us to procure their ROW (approximately 0.59 acres) as depicted in red in the attachment entitled Polk 5xs for the construction of the parking lot and trailhead. The costs for the parking lot construction would be borne by West Lakes Properties at such time as other development and construction occurs at the site. The construction of any other trailhead improvements, such as the construction of a restroom and connection to the existing sewer and water, would be the responsibility of Polk County.

- 4) Ongoing Maintenance: Currently, Polk County maintains the trail and all plantings and seedings within its right of way. Due to the changing character and use of the land around the trail from farmland to proposed commercial development, West Lakes Properties has a vested interest in the appearance and visibility of the trail, particularly at the front entrance to the development, the Southwest Connector. Polk County has indicated their desire to continue maintenance responsibility for all seedings and plantings within Polk County's right of way. At such time as we finalize an agreement of the trail relocation with Polk County, we will request appropriate language to set an expectation of what this maintenance will consist of.

I believe from our discussions that this proposal incorporates all items we have negotiated to date. We would like to move forward with the process of approval of the deal terms by the Polk County Conservation Board and the subsequent drafting of a formal agreement for approval.

J:\110.0574\Coord\SP_100574_rps_smlto.dwg 8/25/2010 JWM



SNYDER & ASSOCIATES
Engineers and Planners

**TRAIL RELOCATION EXHIBIT
SOUTHWEST COMMERCE PARK
WEST LAKES PROPERTIES, LLC**
AUGUST 25, 2010

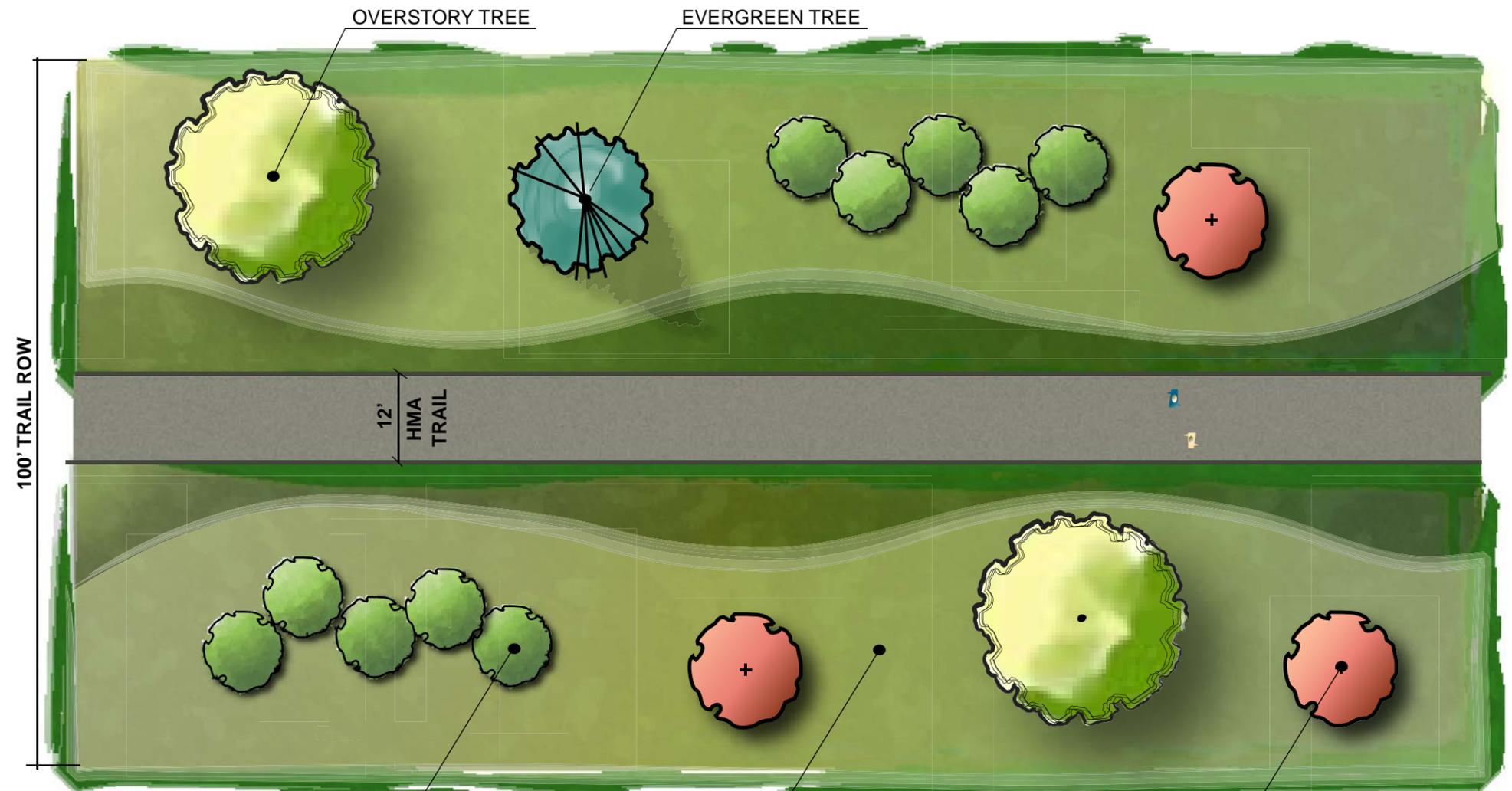
TRAIL HEAD PARCEL OWNERSHIP SUMMARY

2.46 Ac.	- WILLIAM C. KNAPP REVOCABLE TRUST
0.59 Ac.	- RIGHT OF WAY
1.10 Ac.	- POLK COUNTY CONSERVATION BOARD
0.61 Ac.	- JOEL M. & ANGELA K. MILLER

SW COMMERCE PARK

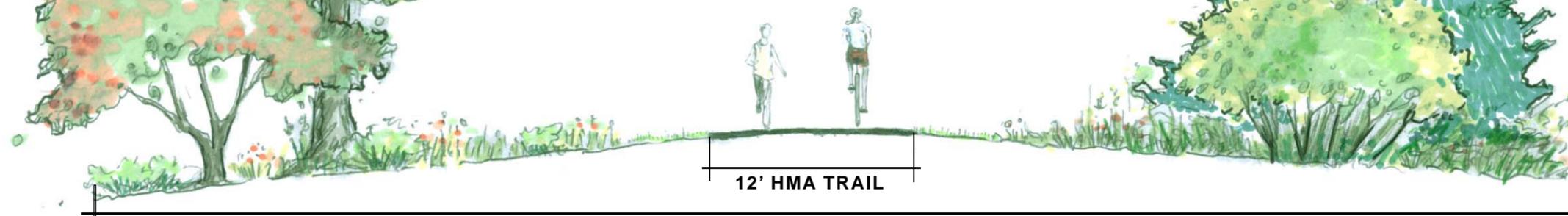
GREAT WESTERN TRAIL PROPOSED RELOCATION

JULY 14, 2008



PLAN

SCALE: 1"=20'



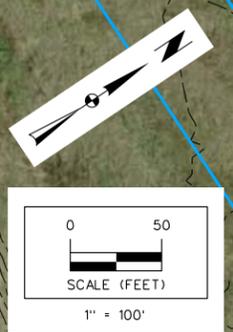
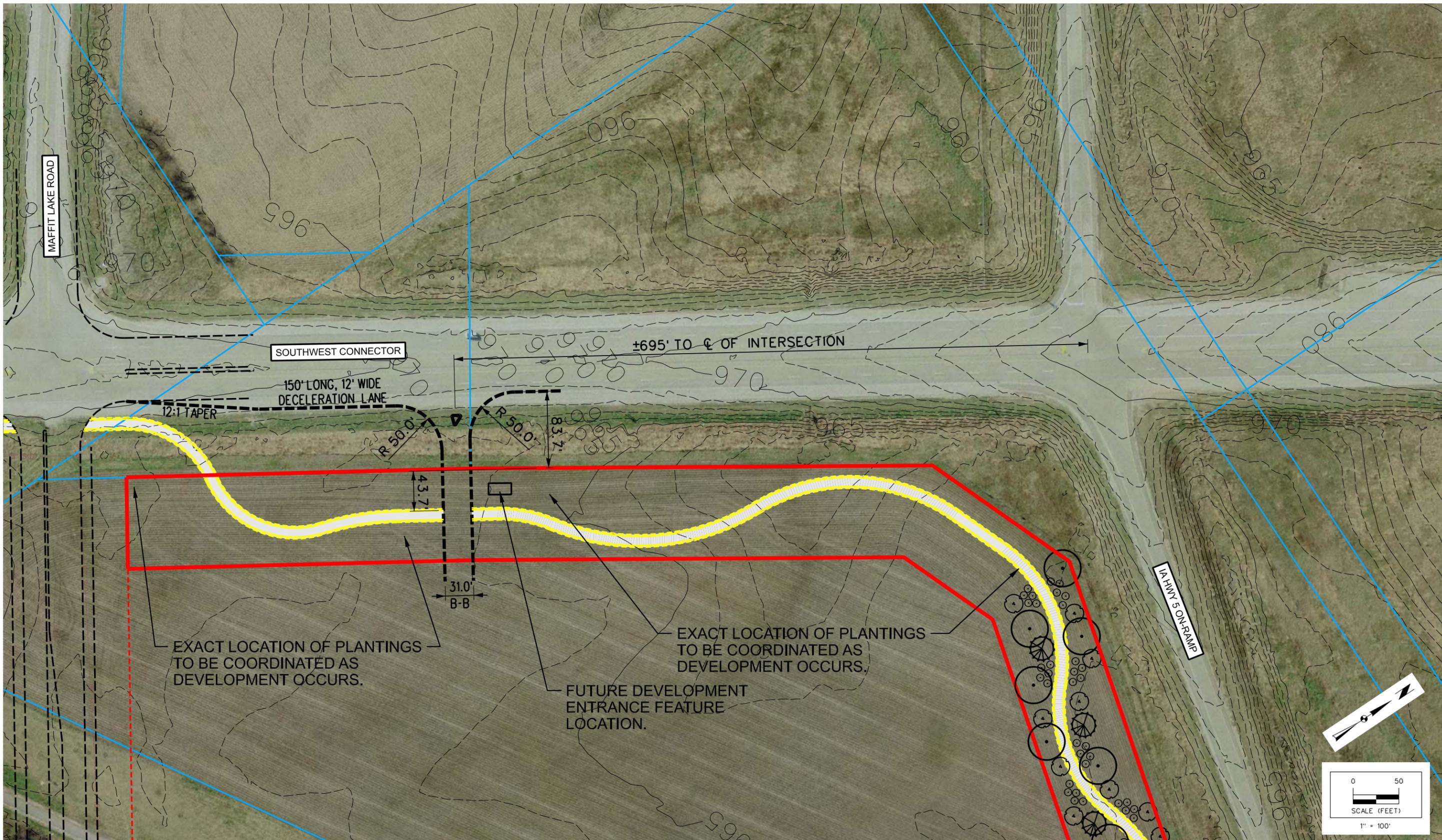
SECTION

SCALE: 1/8"=1'-0"

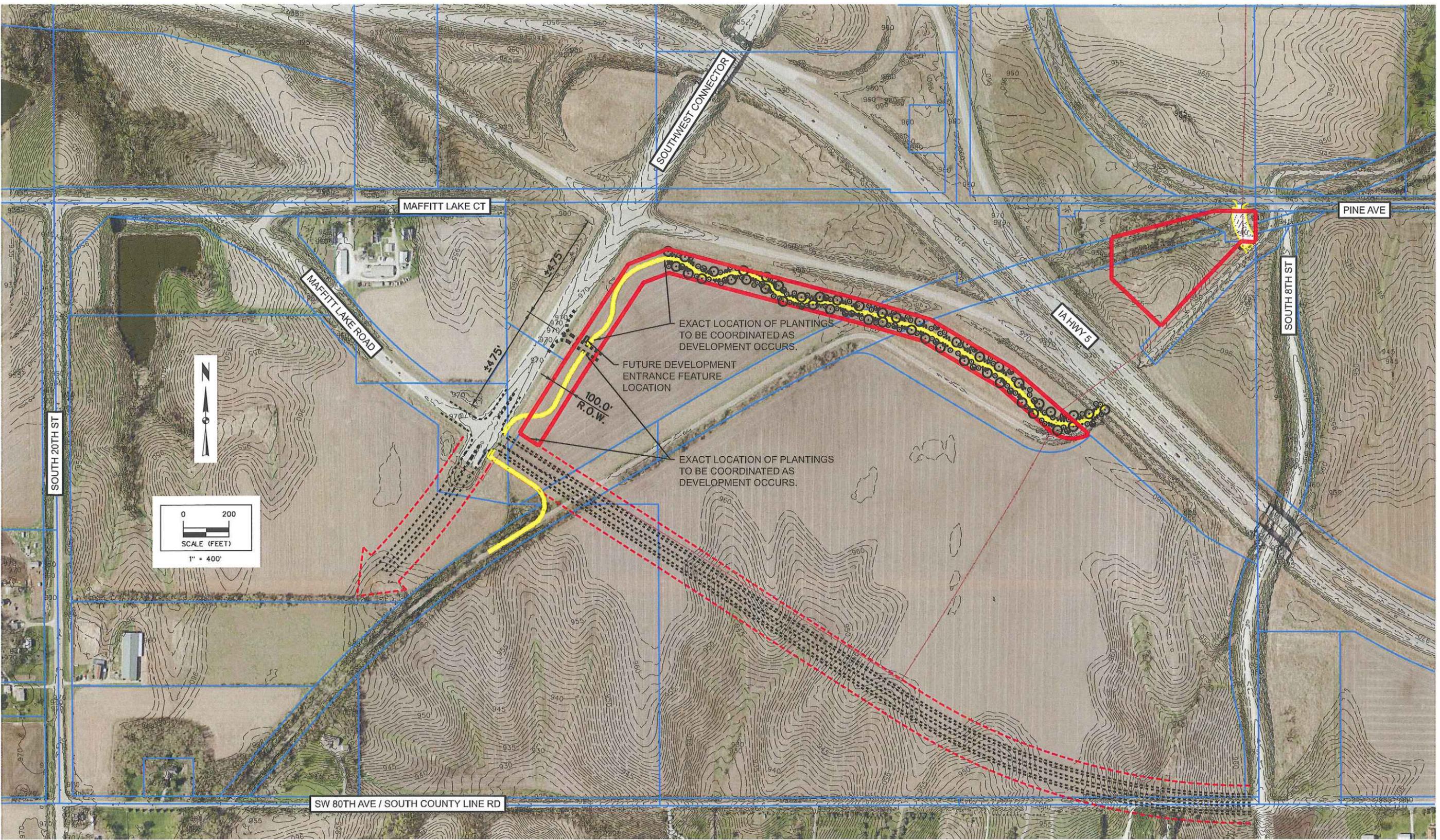
Plants per 100 LF

- 2 - Overstory Trees
- 3 - Understory Trees
- 1 - Evergreen Tree
- 10 - Large Shrubs
- Native Seeding

11/24/2010 11:05:54 AM D:\110_0574\Cadd\SP_110574_ups_sh12_entrance_Detail.dwg V:\print_drivers\Color_pscolor_full.plt V:\PEN DATE.TBL Snyder 1:00



11/17/2010 11:00:57 AM D:\10_0574_Cadd\SP_100574_JPS_snt1.exb V:\penn\DATE.TBL V:\penn\driver\Color\vescobar_lul.plt Snyder 14.00



SNYDER & ASSOCIATES
Engineers and Planners

TRAIL RELOCATION EXHIBIT
SOUTHWEST COMMERCE PARK
WEST LAKES PROPERTIES, LLC
NOVEMBER 17, 2010

Polk County Conservation Education Program Quality Evaluation Summary

During 2009-2010, Polk County Conservation provided programs to 7,722 people through a variety of public programs. Of those participants, 3% (265) completed an on-line survey designed to assess participant **satisfaction**, program **quality** and **outcomes** in three areas—

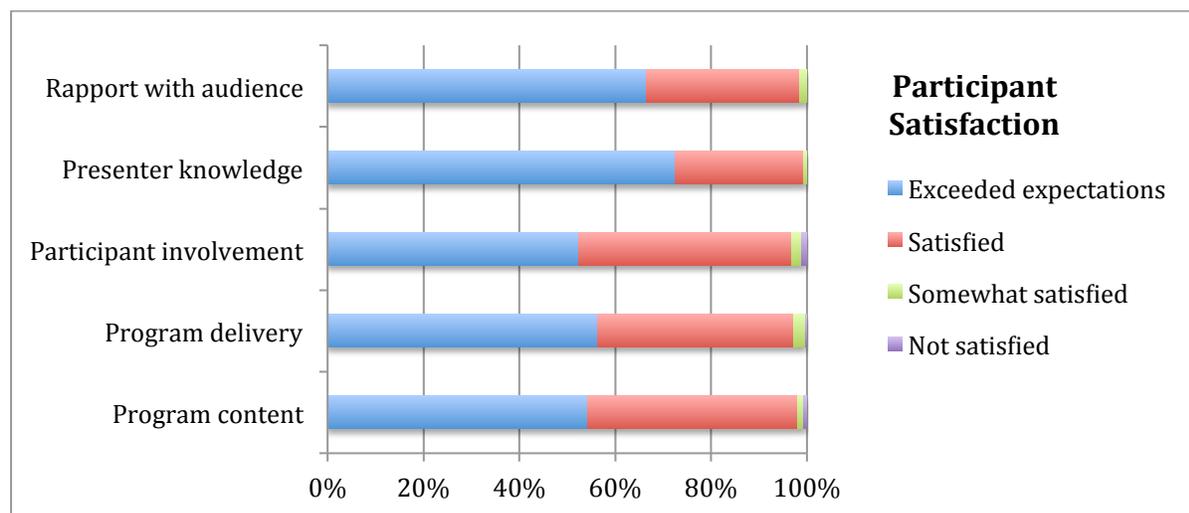
1. Spending more time outdoors and in parks
2. Sharing knowledge with others
3. Overcoming fear, and gaining respect and appreciation for nature

Of those who answered the survey, people attended a variety of programs—

- Nearly one-third (30%) participated in an outdoor skill program
- 23% attended family programs
- 22% attended OWLS (Older Wiser Livelier Seniors)

Findings: Satisfaction and Program Quality

Survey respondents are overwhelmingly satisfied with Polk County Conservation programs, and perceive them as the most effective way for them to learn about conservation and the environment (81% of respondents said face to face programs are an “excellent” way for them to learn about nature). The table below indicates that the level of satisfaction is very high.



These comments illustrate how closely program quality aligns with customer satisfaction—

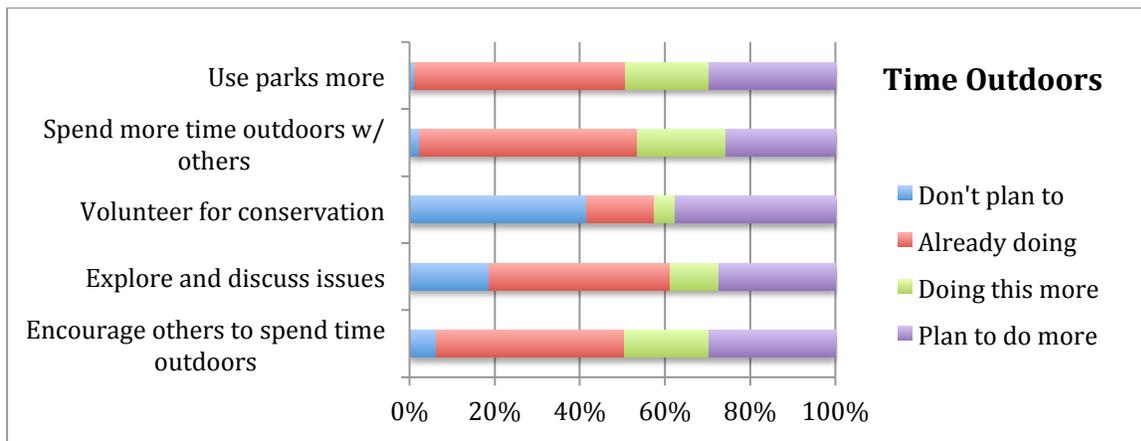
- *I was really impress[ed with] how the instructor managed the group. She had time for all of us and she proved that she had an extensive knowledge of the subject.*
- *Informed, worthwhile information presented.*
- *Everything! Great introductory instruction, followed by plenty of time for experiential practice.*
- *The variety of topics and the expertise of the presenters. Down to earth not too scientific but not too watered down either.*
- *We just moved here from North Carolina. We enjoyed everything about the program - location, topic, enthusiasm of instructor, content, and activity.*

Findings on Goals: Spending more time outdoors and in parks

This appears to be the area of largest impact. Since the amount of time spent outdoors is closely related to a person’s level of environmental responsibility, it is encouraging that Polk County Conservation programs are increasing the time people spend outdoors.

Survey data indicate that Polk County Conservation environmental education programs inspire at least 75% of the respondents to spend more time outdoors, and in parks. The biggest interference with this outcome is that the people who choose to attend the programs are those already spending time outdoors. Participant responses are summarized as follows—

- Of participants who were not already doing so (124), **95% spend more time outdoors with friends and family** after attending a PCC program.
- Of participants who were not already doing so (129), **98% use the parks more** than they did before attending a PCC program.
- When asked if PCC programs inspired them to spend more time outdoors, **76% of all respondents answered “somewhat” or “a lot.”**



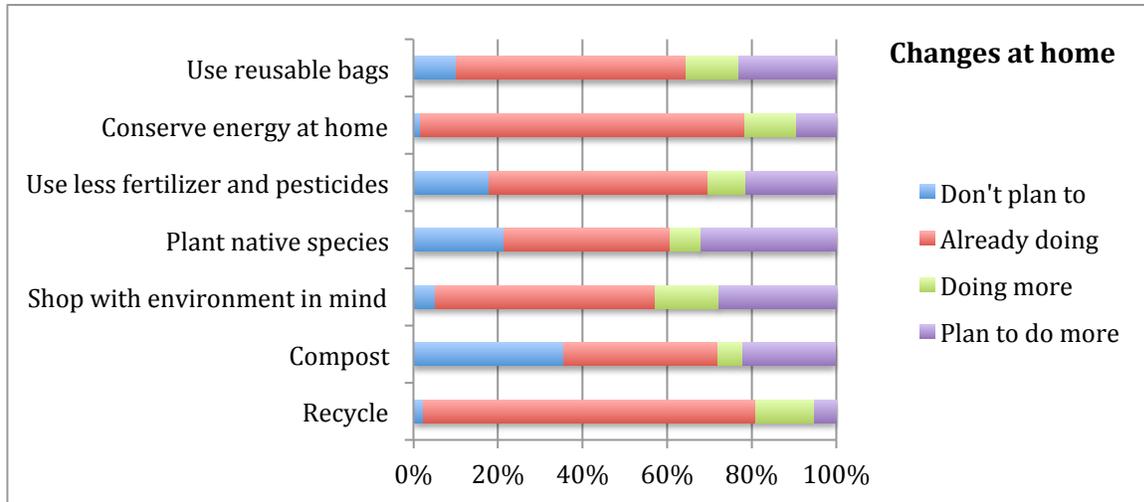
Findings on Goals: Sharing knowledge with others

Nearly 9 out of 10 respondents were inspired to share their knowledge with others.

- Forty-three percent answered “a lot” and another 43% answered “somewhat” to the question, “Have these programs inspired you to share your knowledge with friends and family?”
- Of those who were not already doing so (141), 89% said that they are encouraging others to spend more time outdoors, or planning to do so.

These comments illustrate how Polk County Conservation programs inspire participants to share information about the environment—

- *I grew up in a very environmentally involved family. These programs really help me pass on my love for nature. Thank you!*
- *It was local. The people leading knew what they were doing and were well prepared. The OWLS program is tremendous. The staff is excellent.*
- *I head a Cub Scout pack. We enjoy learning ... about the outdoors and go to all the ones we can.*
- *I only wish there were more! Honestly, my kids love everything you put on. There’s not enough good things to say about the programs.*



Findings on Goals: Overcoming fear, and gaining respect and appreciation for nature

More than four of five respondents (81%) reported an increase in their respect for the environment, and 85% said they appreciated the environment more after attending Polk County Conservation programs. More than three of four respondents (76%) feel more comfortable in the out of doors than before the program.

To some degree, however, naturalists are “preaching to the choir.” Adults who attend, or bring their families to programs, are already likely to be environmentally conscious. However, PCC programs have the potential to help people reduce their impact on the environment by some measures. These are the areas in which respondents were least likely to “already be doing this”—

- Composting (37%)
- Planting native species (39%)

Contrarily, many are not willing to change their behavior in these two areas—

- Only 44% of the people who are not already composting are willing to do so.
- Planting native species seems more appealing. Of respondents who are not already doing so (150), 65% are doing this more, or plan to do this more after attending a PCC program.

2010- 2011 Revenue Budget

- as of 01/31/11 (58.3% of budget year expired)

UNIT #	UNIT	Revenue Appropriations	Total Revenues Received	Total Revenues to be Rec'd	% Budget Rec'd
General - Fund 1					
6006	Environmental Ed	\$ 44,000	\$ 46,506	\$ (2,506)	105.7%
6009	Natural Resources	\$ 269,810	\$ 66,566	\$ 203,244	24.7% *
6101	Administration	\$ 72,300	\$ 172,919	\$ (100,619)	239.2% **
6103	Community Outreach	\$ -	\$ 1,655	\$ (1,655)	#DIV/0! ***
6110	Parks Advocacy Unit	\$ 399,690	\$ 206,972	\$ 192,718	51.8%
6119	Construction/Maint.	\$ 400	\$ 23,153	\$ (22,753)	5788.3% ****
6124	Equestrian Center	\$ 304,500	\$ 171,766	\$ 132,734	56.4%
Sub-Total - General Fund 1		\$ 1,090,700	\$ 689,537	\$ 401,163	63.2%
Reserve - Fund 16					
0210		\$ 1,450,500	\$ 1,061,023	\$ 389,477	73.1%
REAP - Fund 26					
0211		\$ 126,650	\$ 140,448	\$ (13,798)	110.9% *****
Infrastructure- Fund 1					
0213		\$ 3,000	\$ 9,156	\$ (6,156)	305.2% *****
Grand Total - Conservation		\$ 2,670,850	\$ 1,900,164	\$ 770,686	71.1%

* Natural Resources revenues will come in line when the WIRB grant revenues for the Thomas Mitchell pond are received next spring.

** Administration revenues high due to the fact that we received the insurance payment for Chichaqua in the amount of \$107,866

***HTT Scenic Overlook Advertising Grant Revenues will be adjusted in clean-up amendment.

****Payments received from Polk County BOS & Four-Mile Little League to offset costs for upgrades at Yellow Banks (\$18,000)
Will adjust in clean-up amendment.

*****Grant revenues will be adjusted in clean-up amendment.

*****We received \$9,156 for sale of equipment, will adjust in clean-up amendment.

2010 - 2011 Expense Budget

- as of 01/31/11 (58.3% of budget year expired)

UNIT #	UNIT	Supplies/Services Appropriated Amount	Supplies & Services Expended	Supplies & Services Balance	Personal Services Appropriated Amount	Personal Services Expended	Personal Services Balance	Total Balance Remaining	%
General - Fund 1 & Supplemental Fund 2									
6006	Environmental Ed.	\$ 52,300	\$ 37,439	\$ 14,861	\$ 395,559	\$ 234,070	\$ 161,489	\$ 176,349	60.6%
6009	Natural Resources	\$ 334,790	\$ 168,656	\$ 166,134	\$ 822,264	\$ 481,616	\$ 340,648	\$ 506,783	56.2%
6101	Administration	\$ 321,967	\$ 452,569	\$ (130,602)	\$ 451,198	\$ 260,761	\$ 190,437	\$ 59,835	92.3%
6103	Community Outreach	\$ 54,900	\$ 24,779	\$ 30,121	\$ 167,389	\$ 96,879	\$ 70,510	\$ 100,631	54.7%
6110	Parks Advocacy Unit	\$ 35,252	\$ 54,033	\$ (18,781)	\$ 553,828	\$ 332,128	\$ 221,700	\$ 202,919	65.6%
6119	Construction/Maint.	\$ 164,300	\$ 108,008	\$ 56,292	\$ 876,974	\$ 526,227	\$ 350,747	\$ 407,039	60.9%
6124	Equestrian Center	\$ 146,180	\$ 95,551	\$ 50,629	\$ 341,943	\$ 189,647	\$ 152,296	\$ 202,925	58.4%
Sub-Total - General Fund 1		\$ 1,109,689	\$ 941,036	\$ 168,653	\$ 3,609,155	\$ 2,121,328	\$ 1,487,827	\$ 1,656,480	64.9%
Reserve - Fund 16									
0210		\$ 2,041,163	\$ 2,590,645	\$ (549,482)				\$ (549,482)	126.9%
REAP - Fund 26									
0211		\$ 255,448	\$ 64,037	\$ 191,411				\$ 191,411	25.1%
Capitals - Fund 1									
0212	Capital's Infrastructure	\$ 27,500	\$ -	\$ 27,500				\$ 27,500	0.0%
0213	Capital's Equipment	\$ 102,000	\$ 105,200	\$ (3,200)				\$ (3,200)	103.1%
Sub-Total - Capitals Fund 1		\$ 129,500	\$ 105,200	\$ 24,300				\$ 24,300	81.2%
Risk Management - Fund 3									
6100	Insurance, Med., Work. Comp.	\$ 199,300	\$ 180,153	\$ 19,147				\$ 19,147	90.4%
Grand Total - Conservation		\$ 3,735,100	\$ 3,881,070	\$ (145,970)	\$ 3,609,155	\$ 2,121,328	\$ 1,487,827	\$ 1,341,857	81.7%

- * Administration expenses are up due to FEMA being run through their account.
- ** Reserve expenses up due to trails activity, will adjust appropriation next spring.
- *** Capital's Equipment is high since all vehicles budgeted were purchased in July 2010.
- **** A slight adjustment was made by downtown in our appropriations for \$2,072 for Data Lines in fund 1