

Boone County Conservation Board regular meeting  
Tuesday, May 21, 2025  
Boone County Courthouse, 2<sup>th</sup> floor Board of Supervisors Room

Members present: Brian Bales, Jennifer Schieltz, Pat Hagan, Gary Nystrom, and Lisa Kobernusz  
Members absent:

Employees present: Chelsie Wilson

Other Boone County Staff: Supervisor-Erich Kretzinger, County Attorney- Matthew Speers

Chair Nystrom officially called the meeting to order at 1:00 pm and welcomed all contractors and staff who attended.

Roll call presented all persons listed above.

Hagan made a motion to approve the agenda, seconded by Bales. Motion passed.

Wilson did not have the minutes prepared to approve from the previous meeting. They will be voted on at the next meeting.

10Fold Engineering then led the big opening. The bids were opened in the order received.

Don Williams Bids

5/21/2025

| Bidder                  | Base Bid  |
|-------------------------|-----------|
| Gehlhausen Construction | \$555,725 |
| Grabau Construction     | \$429,000 |
| Integrity Construction  | \$455,595 |
| Keystone Construction   | \$550,000 |
| Jensen Builders         | \$615,000 |
| HPC                     | \$530,000 |
| Henkel Construction     | \$546,000 |
| Burkett Construction    | \$426,956 |
| Giardino Construction   | \$595,360 |
| Kruse Commerical        | \$550,000 |

| Alternate Deductions/Additions |          |          |          |          |         |         |          |
|--------------------------------|----------|----------|----------|----------|---------|---------|----------|
| Alt #1a                        | Alt #1b  | Alt #2a  | Alt #2b  | Alt #3   | Alt #4  | Alt #5  | Alt #6   |
| \$6,864                        | \$ 2,650 | \$12,464 | \$ 4,864 | \$ 7,000 | \$2,800 | \$ 985  | \$ 1,800 |
| \$8,593                        | \$47,259 | \$10,635 | \$ 4,336 | \$12,800 | \$3,146 | \$2,683 | \$ 7,699 |
| \$7,948                        | \$43,550 | \$ 7,150 | \$ 2,860 | \$ 5,290 | \$2,585 | \$2,670 | \$ 4,690 |
| \$8,000                        | \$62,300 | \$24,000 | \$ 9,350 | \$ 4,900 | \$2,550 | \$2,650 | \$12,700 |
| \$6,885                        | \$54,000 | \$30,215 | \$41,900 | \$ 7,000 | \$2,500 | \$2,750 | \$ 7,500 |
| \$6,000                        | \$50,000 | \$28,000 | \$10,000 | \$13,000 | \$3,000 | \$2,000 | \$ 4,000 |
| \$4,000                        | \$32,000 | \$28,500 | \$ 5,800 | \$ 9,600 | \$2,500 | \$2,600 | \$14,400 |
| \$4,000                        | \$40,000 | \$28,000 | \$14,000 | \$ 6,800 | \$2,750 | \$1,875 | \$ 3,850 |
| \$4,440                        | \$48,660 | \$36,500 | \$13,800 | \$12,400 | \$4,000 | \$3,400 | \$ 1,300 |
| \$9,250                        | \$30,380 | \$32,000 | \$12,400 | \$ 7,200 | \$2,200 | \$3,850 | \$ 1,000 |

Once all bids were opened and read, the board discussed priorities concerning the alternatives. Alternate 1a (concrete patio), alternate 1b (roof over concrete patio), alternate 3 (polished concrete floors), and alternate 5 (urinal) were selected by the board. Due to these selections, Burkett Construction came in as the lowest bidder. The current ARPA funds for the project are insufficient and the Board discussed ways to find alternate funding. Grant opportunities were discussed. The Board of Supervisors will also be spoken to.

10Fold Engineering spoke about other expenses that should be considered during construction, including inspection fees, contract administration fees, and unforeseen contingencies.

Other upcoming associated costs include a new septic system for this building (funds allocated), electrical line relocation, and parking lot leveling and graveling.

The Board moved on to old business. The board discussed changing the fees for golf league nights at Don Williams. After some discussion the board thought that lowering prices would discourage golfers from buying a membership. Schieltz made a motion to not change the golf fee for league nights. All board members are in favor.

Highway 210 Boat Ramp discussion started with Wilson telling the board the USACE said "No" to the idea of a stipend in exchange for taking over management. Kobernusz made a motion not to take over management of the Highway 210 Boat Ramp and Hagan seconded the vote. All board members are in favor.

The park policy for Boone County Conservation Board was discussed a word change to a camping rule to ensure the purpose of the rule could be understood by the public. The highlighted portion has been changed.

4.7 F **Duration of Stay**- No camping unit or camper shall be permitted to camp for a period in excess of 14 days within a 28-day period in a limited stay site. After 14 nights, a camping unit or camper shall be required to leave the limited stay sites within a campground until the end of the 28-day period. All limited stay sites shall be cumulative when used by a camping unit or camper. Duration of stay is not restricted in extended stay sites.

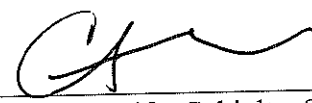
Previous policy:

4.7F **Duration of Stay**- No camping unit shall be permitted to camp for a period in excess of 14 days in an area designated as limited for a period not to exceed 14 days. After 14 days a camping unit shall be required to leave the limited area for a minimum of 14 days. Duration of stay is not restricted in non-limited stay areas.

After discussion about the policy's intention, Schieltz motioned to pass the policy, and Bales seconded. All board members are in favor.

Meeting adjourned at 2:52 pm.

  
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Gary Nystrom, Acting Chair

  
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Jennifer Schieltz, Secretary  
Chelsie Wilson, Acting Secretary

Follow-up Actions:

- Wilson will speak with the Board of Supervisors about funding.
- Wilson will work with the Friends of Don Williams Golf Course for grant applications.
- 10Fold will be sending a breakdown of their costs for contract administration.
- Follow up with a contractor if money is approved.