

**Wapello County Conservation Board**  
**Regular Meeting Notice**  
**Tuesday, January 20<sup>th</sup>, 2026**  
**5:30 PM Meeting**  
**Pioneer Ridge Nature Center (1339 HWY 63, Bloomfield)**  
**Agenda**

**Call to Order:**

Jeff Layton called the meeting to order at 5:30PM

**Roll Call:**

Sophie Rotole, Jeff Layton, and Beth Doggett **Absent-** John Henscheid and Aaron Ruff

**Staff Present:**

Richard Tebbs, RoseMary Miller, John Scott, Paul Totten, and Sara Dowdall

**Approval of Agenda:**

Sophie moved to approve the agenda, Beth second. The agenda was approved.

**Approval of Previous Monthly Meeting Minutes:**

Sophie moved to approve the minutes, Beth second. The minutes were approved.

**Recognition of Guests:**

Darren Batterson, Mike and Jennifer

**Claims:**

- **Conservation & American Gothic House Center (AGHC)**

Beth moved to approve both the conservation and AGHC claims, Sophie second. The claims were approved.

**Old Business:**

- **Campground Host Update**

Beth moved to approve Jennifer as the campground host for the 2026 season and increase the pay to \$250/month. Sophie seconded. The motion was approved.

- **26/27 Fiscal Year Budget**

The board discussed the changes made to the 26/27 Fiscal Year Budget. The board decided to table to allow them more time to review the budget.

- **Pioneer Ridge Nature Center Displays**

Sara updated the board on the progress of the nature center displays. Discussion was over putting together a committee of board members for the displays, building some designs ourselves, and to encourage donations with explanations.

- **Law Enforcement**

Update on hiring law enforcement for the parks. Darren requested that the board wait a year and revisit in the fall.

## **New Business:**

- **Approve By Laws**

Roll Call Vote, By Laws were approved.

- **HVAC- AGHC bids**

Hindman Person-\$10,000

Sam Greene Heating & A/C- \$28,000

Benson Heating & A/C- \$29,700

Beth moved to approve the bid from Hindman and Person, Sophie seconded. Hindman and Person were awarded the bid.

- **Approve Rental Agreements**

The board discussed the previous year's rental agreement and changes to be made. \$10 transaction fee for in office or over the phone reservation that staff must complete for customer. \$20 fee for cashier check or money order. No fee for personal checks- shredded upon departure.

The board discussed clarifying the rules for length of stay. The board would like to amend the campsite rules to reflect that any user must fully vacate the premises after occupying any campsite for 14 days in a 21 day period.

- **2026 Facility Pricing**

The board discussed facility pricing for 2026. The following prices were approved modern cabins \$125/night, glamping cabin \$80/night, camping cabin \$60/night, and the Red Haybarn \$100/day. Deposit rates will remain the same and rate increases will be effective immediately.

- **Winter Camping Rates**

The board discussed changing camping rates for the winter. The camping rate will remain the same throughout the year at \$32/night.

Beth made a joint motion to approve the rental agreements with the fee changes discussed by the board, length of stay clarification, and winter camping rates. Sophie seconded, approved.

- **New Disc Golf Course**

The board and staff discussed redoing the layout of our 9 hole disc golf course and possibly adding another 9 holes. Grant possibilities and fundraising were also discussed. The board was ok with starting on the first nine holes and then possibly pursuing the rest if all goes well.

## **American Gothic Board Updates**

Cari updated the WCCB about what is going on at the AGHC. The board was okay with alcohol in the center for iLEAD in February.

## **Staff Reports and Comments:**

CDL licenses were discussed. Per Darren others within the county also need the class, the budget can be amended. Darren will do some checking and get back to Rick.

## **Conservation Board Comments:**

Received \$85k bid for new tractor from McKim's Tractor. Darren suggested a loan with 0% interest, \$20k from trade in and loan payment of \$17k a year from the trust fund for 5 years.

Wapello County Youth Board Update. The youth board needs a few more members. 5 members are needed up to 7 total.

RoseMary wants laminator usage, Sophie will check into this.

**Adjournment:**

Sophie moved to adjourn the meeting, Beth seconded. The meeting was adjourned at 7:01PM.