



**LAND CONSERVATION COMMITTEE
WEDNESDAY JANUARY 3, 2018 7:15 P.M.
LAND CONSERVATION DEPARTMENT
CONFERENCE ROOM
440 N US HWY 14
JANESVILLE WI**

AGENDA

1. Call Meeting to Order.
2. Approval of Agenda.
3. Approval of Minutes – December 6, 2017.
4. Citizen Participation, Communications, and Announcements.
5. Review Bills Paid.

6. Semi Annual Report – Attendance at Conferences and Conventions.
7. Farmland Preservation Program - Approve Voluntary Withdraw for Lydia Osterbur Living Trust.
8. Resolution: Approval to Begin Acquisition Process For Selected 2017 PACE Program Applications (Non-Federally Funded).
9. Resolution: Approval to Begin Acquisition Process For Selected 2017 PACE Program Applications (Federally Funded).
10. Purchase of Agricultural Conservation Easements (PACE) Program Update.
11. Groundwater Nitrate Workgroup Update.
12. Authorization to attend the 2018 Wisconsin Land and Water Conservation Association Conference March 14 – March 16, 2018.
13. Adjourn.

Memorandum

To: Land Conservation Committee/Josh Smith, County Administrator
From: Tom Sweeney, County Conservationist
Date: December 29, 2017
Re: Semi Annual Report – Attendance at Conventions/Conferences

Per resolution 06-9A-087, each department head is responsible for reporting on a semi annual basis all out of state training conventions or conferences along with associated costs per event, per employee and of all instances of attendance at all training, conventions, and conferences that exceed costs of \$1,000 per event, per employee. This memorandum is for informational purposes.

~~Please be advised that no Land Conservation Department employee attended an out of state event or any event that exceeded the \$1,000 threshold/event, per employee for the second half of 2017.~~

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Land Conservation Committee
INITIATED BY



Thomas Sweeney
DRAFTED BY

Land Conservation Committee
SUBMITTED BY

December 8, 2017
DATE DRAFTED

**APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2017 PACE PROGRAM
APPLICATIONS (NON-FEDERALLY FUNDED)**

1 **WHEREAS**, the Rock County Board of Supervisors officially approved the Rock County Purchase of
2 Agricultural Conservation Easements (PACE) Program and adopted the document entitled Rock County PACE
3 Program Manual, identifying and outlining all aspects of Program development and implementation, on
4 January 13, 2011; and,
5

6 **WHEREAS**, the Rock County Board of Supervisors adopted resolution 16-9A-092 which officially approved
7 an amendment to the PACE Program, which allowing the County to purchase agricultural conservation
8 easements with or without USDA-NRCS funding, on September 26, 2016; and,
9

10 **WHEREAS**, the Program works to achieve the mission by acquiring agricultural conservation easements
11 (Easements) on eligible lands throughout unincorporated Rock County; and,
12

13 **WHEREAS**, the Land Conservation Department (LCD) received five (5) applications for the PACE program
14 during the 2017 application cycle; and,
15

16 **WHEREAS**, the applications have been reviewed by the LCD staff, the PACE Council, and the Land
17 Conservation Committee (LCC), all in accordance with the Rock County PACE Program Manual; and,
18

19 **WHEREAS**, the LCC voted to approve one PACE application, located within a Primary Target Acquisition Area,
20 for the non-federal funding option of the PACE Program and begin the Easement acquisition process, that
21 application is described below:
22

23 Morgan Property - Rock County tax parcel number 6-16-9.5, Part of the SE 1/4 of Section 2,
24 Township 4N, Range 11E, Porter Township (approximately 40 total acres); and,
25

26 **WHEREAS**, to proceed with the Easement acquisition process, the LCD will develop an *Agricultural*
27 *Conservation Easement Conveyance Agreement* between Rock County and the owner of the aforementioned
28 property; and,
29

30 **WHEREAS**, to formalize the Easement acquisition process, the owner of the aforementioned property, Rock
31 County, and Brabazon Title Company, Inc. will sign and execute the aforesaid *Conveyance Agreement* document,
32 which will include the estimated purchase price and will outline all aspects of the Easement acquisition process,
33 including but not limited to, the following activities, subject to all terms and conditions as stated therein:
34

- 35 1. Opening an escrow with Brabazon Title Company, Inc. and securing a minimum Title Insurance
36 Commitment of \$15,000 (Title Report) for each Property
- 37 2. Landowner depositing three thousand five hundred dollars (\$3,500) in the established escrow account
38

39 **WHEREAS**, final acquisition of any or all of the Easements will take place only after future action by the County
40 Board.
41

42 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
43 _____ day of _____, 2018, does by enactment of this Resolution approve an *Agricultural*
44 *Conservation Easement Conveyance Agreement* for each Property, authorizing the LCD to undertake activities
45 identified therein and obligate all necessary funds to complete said activities.

APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2017 PACE PROGRAM
APPLICATION (NON-FEDERALLY FUNDED)

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Respectfully submitted:

LAND CONSERVATION COMMITTEE

Richard Bostwick, Chair

Alan Sweeney, Vice Chair

Stephanie Aegerter

Wes Davis

Brenton Driscoll

Kara Hawes

James Quade, USDA-FSA

Jeremy Zajac

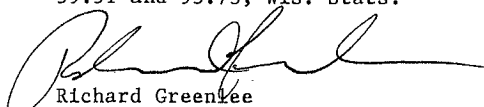
FISCAL NOTE:

Sufficient funds are available in the Land Conservation Department's PACE budget for the escrow, estimated appraisal and related costs necessary to begin the acquisition process for Agricultural Conservation Easement Conveyance on this property. Once we have an estimated purchase price, sufficiency of available funding will need to be determined.


Sherry Oja
Finance Director

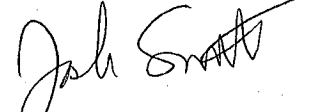
LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01, 59.51 and 93.73, Wis. Stats.


Richard Greenlee
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.


Josh Smith
County Administrator

EXECUTIVE SUMMARY

**APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2017 PACE PROGRAM
APPLICATION (NON-FEDERALLY FUNDED)**

This resolution authorizes the County to enter into an *Agricultural Conservation Easement Conveyance Agreement* (Agreement) with landowners and Brabazon Title Company for two PACE applications located in unincorporated Rock County. The Agreement identifies and outlines the agricultural conservation easement (Easement) acquisition process to be undertaken by the Rock County PACE Program. The first steps in the process include establishing an escrow account to be held by Brabazon Title Company, purchasing title insurance. Acquisition of the easements by Rock County is contingent upon action by the County Board.

Acquisition of Easements will protect and preserve productive agricultural lands in Rock County, encouraging and promoting the goals of a strong agricultural economy and community identity, and intergovernmental cooperation.

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY _____



THOMAS SWEENEY
DRAFTED BY

DECEMBER 8, 2017
DATE DRAFTED

LAND CONSERVATION
COMMITTEE
SUBMITTED BY _____

**APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2017 PACE PROGRAM
APPLICATIONS (FEDERALLY FUNDED)**

- 1 **WHEREAS**, the Rock County Board of Supervisors officially approved the Rock County Purchase of
2 Agricultural Conservation Easements (PACE) Program and adopted the document entitled Rock County PACE
3 Program Manual, identifying and outlining all aspects of Program development and implementation, on
4 January 13, 2011; and,
5
6 **WHEREAS**, the Program works to achieve the mission by acquiring agricultural conservation easements
7 (Easements) on eligible lands throughout unincorporated Rock County; and,
8
9 **WHEREAS**, the Land Conservation Department (LCD) received five (5) applications for the PACE Program
10 during the 2017 application cycle; and,
11
12 **WHEREAS**, the applications have been reviewed by LCD staff, the PACE Council, and the Land Conservation
13 Committee (LCC), all in accordance with the Rock County PACE Program Manual; and,
14
15 **WHEREAS**, the LCC voted to approve one PACE application, located within a Primary Target Acquisition Area,
16 for the federal funding option of the PACE Program and begin the Easement acquisition process, that application is
17 described below:
18
19 Hargarten Property - Rock County tax parcel number 6-10-9.1, Part of the NE ¼ of Section 2, Township 2 N,
20 Range 13 E, La Prairie Township (approximately 99 acres); and,
21
22 **WHEREAS**, to proceed with the Easement acquisition process, the LCD will submit an Easement acquisition
23 funding application for the aforementioned property to the USDA-Natural Resources Conservation Service
24 ("NRCS"), which, if approved, provides funding for a maximum fifty percent of the Easement value; and,
25
26 **WHEREAS**, the NRCS requires, as a component of its application process, a signed purchase agreement between
27 Rock County and the owners of the aforementioned properties; and,
28
29 **WHEREAS**, the agreement will be based on an estimated value of the Easement and is contingent on a final value
30 being determined by an appraisal, which will be contracted by Rock County only if the property is selected by the
31 NRCS for funding; and,
32
33 **WHEREAS**, to formalize the Easement acquisition process, the owners of the aforementioned Properties, Rock
34 County, and Brabazon Title Company, Inc. will sign and execute an *Agricultural Conservation Easement*
35 *Conveyance Agreement* document, which will include the estimated purchase price and will outline all aspects of
36 the Easement acquisition process, including but not limited to, the following activities, subject to all terms and
37 conditions as stated therein:
38
39 1. Opening an escrow with Brabazon Title Company, Inc. and securing a minimum Title Insurance
40 Commitment of \$15,000 (Title Report) for each Property,
41 2. Landowner depositing three thousand five hundred dollars (\$3,500) in the established escrow account,
42 3. LCD submitting an application to the NRCS for the federal portion of the purchase funding,
43 4. If selected for funding by the NRCS, Rock County contracting with an appraiser to determine the fair
44 market value of the Easement; and,

APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 201 PACE PROGRAM
APPLICATIONS (FEDERALLY FUNDED)

Page 2

45 **WHEREAS**, final acquisition of any or all of the Easements will take place only after future action by the County
46 Board.
47
48 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
49 _____ day of _____, 2018, does by enactment of this Resolution approve an *Agricultural*
50 *Conservation Easement Conveyance Agreement* for each Property, authorizing the LCD to undertake activities
51 identified therein and obligate all necessary funds to complete said activities.

Respectfully submitted:

LAND CONSERVATION COMMITTEE

Richard Bostwick, Chair

Alan Sweeney, Vice Chair

Stephanie Aegerter

Wes Davis

Brenton Driscoll

Kara Hawes

James Quade, USDA-FSA

Jeremy Zajac

FISCAL NOTE:


Sufficient funds are available in the Land Conservation Department's PACE budget for the escrow, estimated appraisal and related costs necessary to begin the acquisition process for Agricultural Conservation Easement Conveyance on this property. Once we have an estimated purchase price, sufficiency of available funding will need to be determined. Purchase of this easement is subject to funding from the Natural Resources Conservation Service.



Sherry Oja
Finance Director

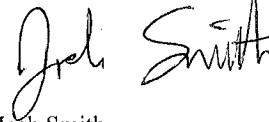
LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01, 59.51 and 93.73, Wis. Stats.


Richard Greenlee
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.


Josh Smith
County Administrator

EXECUTIVE SUMMARY

APPROVAL TO BEGIN ACQUISITION PROCESS FOR SELECTED 2017 PACE PROGRAM APPLICATIONS (FEDERALLY FUNDED)

This resolution authorizes the County to enter into an *Agricultural Conservation Easement Conveyance Agreement* (Agreement) with landowners and Brabazon Title Company for one PACE application located in unincorporated Rock County. The Agreement identifies and outlines the agricultural conservation easement (Easement) acquisition process to be undertaken by the Rock County PACE Program. The first steps in the process include establishing an escrow account to be held by Brabazon Title Company, purchasing title insurance, submitting applications to the USDA-NRCS funding of a portion of the easement value and contracting for appraisals if approved for funding by the USDA-NRCS. Acquisition of the easements by Rock County is contingent upon funding from the USDA-NRCS and will be finalized only after future action by the County Board.

Acquisition of Easements will protect and preserve productive agricultural lands in Rock County, encouraging and promoting the goals of a strong agricultural economy and community identity, and intergovernmental cooperation.