



**LAND CONSERVATION COMMITTEE
WEDNESDAY, MAY 7, 2014, 7:15 P.M.
LAND CONSERVATION CONFERENCE ROOM
440 N US HWY 14
JANESVILLE WI**

AGENDA

1. Call Meeting to Order.
2. Approval of Agenda.
3. Election of Committee Vice-Chair.
4. Set Meeting Day and Time.
5. Approval of Minutes – April 2, 2014.
6. Citizen Participation, Communications, and Announcements.
7. Bills/Encumbrances.
8. Soil and Water Resource Management:
A) Approval of 2014 Grant Contract.
B) Approval of Cost Share Agreement(s).
9. Approval of 2014 Gypsy Moth Suppression Grant.
10. Resolution: Authorizing Option to Purchase Agreement for the Plankey Property for the Purchase of Agricultural Conservation Easements (Pace) Program.
11. Purchase of Agricultural Conservation Easements Program - Program Update.
12. Adjourn.

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
62-6200-0000-64200	TRAINING EXP	P1401701	04/03/2014	ROCK RIVER COALITION	100.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	2,000.00	1,029.00	0.00	100.00	871.00
62-6200-0000-64319	TREE PURCHASE	P1401787	04/09/2014	ULINE	137.22
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	8,700.00	6,716.10	521.15	137.22	1,325.53
LAND CONSERVATION PROG TOTAL				237.22	
62-6280-0000-64928	COST SHARING	P1401737	04/03/2014	FREI,GERALD AND JENNIFER	17,360.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	150,000.00	0.00	0.00	17,360.00	132,640.00
LWC PLAN IMPLEMENTATION GRANT PROG TOTAL				17,360.00	
62-6350-0000-62101	APPRAISAL FEES	R1402043	04/21/2014	PRECISION APPRAISAL & REAL EST	2,500.00
ENC		P1401768	04/02/2014	PRECISION APPRAISAL & REAL EST	2,500.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	5,000.00	1,000.00	0.00	5,000.00	(1,000.00)
PDR/PACE PROG TOTAL				5,000.00	
62-6351-0000-64900	OTHER SUPPL/EXP	P1401852	04/10/2014	AGRECOL LLC	2,000.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	0.00	0.00	100.00	2,000.00	(2,100.00)
COUNTY CAMPUS RESTORATION PROG TOTAL				2,000.00	

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
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I have examined the preceding bills and encumbrances in the total amount of **\$24,597.22**

Claims covering the items are proper and have been previously funded. These items are to be treated as follows:

A. Bills and encumbrances over \$10,000 referred to the Finance Committee and County Board.

B. Bills under \$10,000 to be paid.

C. Encumbrances under \$10,000 to be paid upon acceptance by the Department Head.

Date: **MAY 07 2014**

Dept Head _____

Committee Chair _____

RESOLUTION NO. _____

AGENDA NO. _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY _____



THOMAS SWEENEY
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY _____

April 21, 2014
DATE DRAFTED

**AUTHORIZING OPTION TO PURCHASE AGREEMENT FOR THE PLANKEY PROPERTY FOR
THE PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS (PACE) PROGRAM**

- 1 **WHEREAS**, the Rock County Purchase of Agricultural Conservation Easements (PACE) Program acquires
- 2 agricultural conservation easements ("Easements") on eligible lands throughout unincorporated Rock County;
- 3 and,
- 4
- 5 **WHEREAS**, the Rock County Board of Supervisors, through Resolution 13-12A-471 (December 12, 2013),
- 6 authorized the Rock County PACE Program to begin the Easement acquisition process on the following property:
- 7
- 8 1. Plankey Property - Rock County tax parcel numbers 6-19-264A, 6-19-264B, 6-19-264C and 6-19-
- 9 264D, Section 23, Township 1N, Range 13E, Turtle Township (approximately 181.5 total acres).
- 10
- 11 **WHEREAS**, to move towards completion of the Easement acquisition process, the Land Conservation
- 12 Department ("LCD") will submit Easement acquisition funding applications for the aforementioned property to the
- 13 USDA-Natural Resources Conservation Service ("NRCS"); and,
- 14
- 15 **WHEREAS**, the NRCS requires, as a component of its application process, a signed agreement ("Option")
- 16 between Rock County and the owners of the aforementioned properties; and,
- 17
- 18 **WHEREAS**, the Option will identify the estimated purchase price of the Easement, and Rock County and the
- 19 property owner's interest in completing the Easement acquisition process; and,
- 20
- 21 **WHEREAS**, the Option is subject to all terms and conditions of the Rock County – Conveyance Agreement and
- 22 Escrow Instructions and contingent upon Easement acquisition funding from the NRCS; and,
- 23
- 24 **WHEREAS**, after execution of the Option, the LCD will submit Easement acquisition funding applications to the
- 25 NRCS for each property, and if funding is awarded, Rock County will acquire Easements on the properties with
- 26 future action by the County Board.
- 27
- 28 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled this
- 29 _____ day of _____, 2014, does by enactment of this Resolution, authorize a Rock County –
- 30 Option to Purchase Agreement – Agricultural Conservation Easement for the Plankey Property, subject to all
- 31 terms and conditions stated therein.

AUTHORIZING OPTION TO PURCHASE AGREEMENT

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Respectfully submitted:

LAND CONSERVATION COMMITTEE

Richard Bostwick, Chair

Tom Brien

Wes Davis

Jason Dowd

David Rebut, USDA-FSA Representative

Rick Richard

Alan Sweeney

Larry Wiedenfeld

FISCAL NOTE:

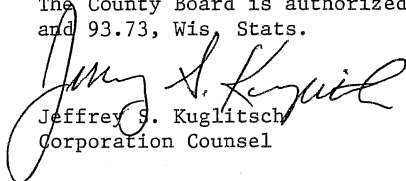
This resolution authorizes an Option to Purchase Agreement for an agricultural conservation easement. Purchase of this easement is subject to approval of funding from the NCRS. Purchase price and County funding will require future action by the County Board.



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.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

EXECUTIVE SUMMARY:

The Rock County Purchase of Agricultural Conservation Easements (PACE) Program acquires agricultural conservation easements ("Easements") on eligible lands throughout unincorporated Rock County. This resolution authorizes Rock County to execute an agreement ("Option") with the property owner. The option identifies the interests of Rock County and the property owner in completing the Easement acquisition process and also includes the estimated purchase price of the Easement. Completion of the Easement acquisition process is subject to funding from the Natural Resources Conservation Service (NRCS).

Applications, which include the Option to Purchase documents, will be submitted to the NRCS for their funding consideration. A real estate appraiser determined the parcel easement value, as shown in the summary below. The Parcel Purchase Price is the Parcel Easement Value minus the Landowner Donation of 25%.

Plankey Property – 181.5 Acres

Parcel Easement Value: \$598,000.00

Landowner Donation: (25% of Parcel Easement Value) \$ 149,500.00

Federal Contribution: (50% of Parcel Easement Value) \$ 299,000.00

County Contribution: (25% of Parcel Easement Value) \$ 149,500.00

Total Purchase Price: \$ 448,500.00

If the application from Rock County is selected for funding, a third party appraiser will be contracted by NRCS to review the real estate appraisals submitted as part of the application. The third party appraiser may request the appraiser to amend any part of the original appraisal, if he/she determines that the NRCS appraisal guidelines for Conservation Easements have not been followed or met. The third party appraiser is the sole authority for making that determination. Once the appraisals have been authorized as complete the final easement value will be set, which may or may not alter the purchase price.