

MINUTES  
Iowa County Economic Development, Extension and Property  
December 6, 2012

The EDEP committee met in Room 1001 of the HHS Building at 6:00 PM on December 6, 2012. The meeting was called to order by Chair Ryan Walmer

1 Roll Call: Present, Supervisors, Charles Bolduc, Tom DeLain, John Demby, Jim Griffiths, Jeremy Meek, Doug Richter, Ryan Walmer and Ed Weaver. Others Present: Supervisor Bob Bunker, County Administrator Curt Kephart, Zoning Administrator Scott Godfrey, UW Extension Donna Peterson, Land Conservation Jim McCauley Corporate Counsel Mathew Allen, County Clerk Greg Klusendorf, Jim Blabaum and Carrie Schroeder from ERA Arthur Real Estate members of the public Kathy Leonard, Todd Leonard, and Bill Grover, as well as Linda Lynch, Jack Kussmaul, Jan Kettle from Prairie Enthusiasts..

b. Certification of the meeting Curt Kephart

2a and b. Motion by Weaver, 2<sup>nd</sup> Bolduc to approve Consent Agenda. Approved

3 a Bill Grover indicated the habitat on the Sylvan Road property is unique and the county needs to step up and protect the property.

b. Reports:

Donna Peterson presented the UW-Extension Report highlighting the 2012 Iowa County Nutrition Education program

Scott Godfrey presented the Planning and Development Department report indicating the inspection of all 22 permitted mines in Iowa County was complete.

4 Jim Blabaum reported on the ERA-Arthur listing of the old HHS building suggesting that the listing price might be revised. He also presented a \$60,000 offer to purchase the County Y property.

Motion by Weaver, 2<sup>nd</sup> Bolduc to authorizing the County Administrator to make a counter offer on County Y property and get the property sold. Approved

Motion by Weaver, 2<sup>nd</sup> Bolduc to reduce the old HHS building listing price by \$5,000. Approved.

Motion by Meek, 2<sup>nd</sup> Weaver to extend ERA Arthur listings agreement by 3 months and authorize the County Administrator to return to the January meeting with a Request For Proposal for real estate listing services. Approved. (Listings were to expire, this motion extends them to no later than 3/31/2013).

5. Motion by Bolduc, 2<sup>nd</sup> Richter to accept changes to the Facilities Use Policy as recommended by the County Clerk and County Administrator and move the revised policy forward to the county Board. Approved

6. Jim McCauley reviewed the LCD Work Plan submitted to DATCP emphasizing its efforts to educate, monitor and assist some estimated 610 participants. He also highlighted the Land and Water Resource Management cost sharing and technical assistance provided by his department.

8. Motion by DeLain, 2<sup>nd</sup> Meek to move item 8 up on the agenda. Approved

Motion by Delain, 2<sup>nd</sup> Bolduc to approve \$25.00 late fee to recover expenses for Farmland Preservation Program Self-certification late responders and send the recommendation to the Administrative Services Committee for their approval. Approved. Weaver voting no.

7a. Corporation Counsel Allen presented an offer from Todd Leonard to purchase a 26.25 acre portion of the Sylvan Road property for \$26,250 as a parcel split.

Corporation Counsel Allen also provided additional information regarding the Sylvan Road property

Chair Walmer opened the floor for discussion.

Linda Lynch discussed the Prairie Enthusiast offer of \$202,000 or most current appraisal for the entire 99 acre (mol) parcel. She discussed the long environmental interest and support to the county the Prairie Enthusiasts have provided and emphasized that Prairie Enthusiasts could best protect and improve this natural area's native plant and animal habitat. She indicated that the Prairie Enthusiasts would enhance the unique prairie remnant and woodland and would keep it available to the public.

Jack Kussmaul, attorney for the Prairie Enthusiasts reminded the committee of an "Affidavit of Restrictions" filed with the county November 9, 2011 as document #323973 which includes an item 10: "That this affidavit is given for the purpose of confirming with Iowa County and informing any successor-in-interest of the statutory and regulatory requirement that the any use or sale of all or a portion of the Leonard Property and/or Murphy Property is subject to the use and development for fish, wildlife and recreation purposes." Mr. Kussmaul asserted complying with this affidavit is the intent of the Prairie Enthusiast's. Corporation Counsel Allen reminded the committee that the County has not conceded this stipulation with the DNR.

Kathy Leonard indicated the Leonard's allow public access to their property and would continue to do so should the offer from Todd Leonard be accepted. She also indicated that grazing cattle are often a part of a sound environmental management plan.

Todd Leonard discussed his offer to purchase a portion of the Sylvan Road property pointing out that this would put the property back on the tax roll, solve the fencing issue and address "right-of-way" concerns. He also explained to the committee that his Grandfather had sold the Leonard portion of the property to the county and accepting his offer would return the property to the family.

7b Motion by Meek, 2<sup>nd</sup>, Weaver to go into closed session to discuss competing bids and bargaining strategy and to include Supervisor Bunker, Administrator Kephart and Corporation Counsel Allen. Approved at 7:30 p.m.

Motion by Meek seconded by DeLain to come out of closed session at 8:15 p.m. Motion failed four to four

Motion by DeLain, seconded by Richter to come out of closed session at 8:24 p.m. Motion approved.

After coming out of closed session there was a motion by Weaver, 2<sup>nd</sup> Bolduc to accept the offer by Prairie Enthusiasts to purchase the Sylvan Road property of 99 acres (mol) for \$202,000 or current appraised value contingent on creating an easement that is acceptable to the Leonard's and the county prior to the sale. Motion failed on a 3 to 5 vote DeLain, Demby, Griffiths, Meek, Richter voting no.

Motion by Griffiths, 2<sup>nd</sup> DeLain to accept the offer of the Prairie Enthusiast to purchase the Sylvan Road property of 99 acres (mol) for \$202,000 or current appraised value and send it forward to the full board with a recommendation to approve. Approved. Bolduc, Walmer, Weaver voting no.

7(e.f.g.) Motion by Weaver 2<sup>nd</sup> DeLain to table discussion on fencing, logging and easement items on the agenda. Approved.

9 Administrator Kephart explained the award on boilers of the Courthouse Boiler Project indicating that the winning bid was Thermo-Dynamics for \$64,500 which was less than the \$93,000 estimated bid price. He explained that the difference was primarily in not having to replace the control system and the deducts that this allowed in the specifications.

10 Motion to set next meeting for January 3, 2013 and adjourn by Weaver, 2<sup>nd</sup> Meek. Meeting adjourned at 8:34 p.m. Approved.