



**LAND CONSERVATION COMMITTEE
WEDNESDAY, DECEMBER 4, 2013, 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. Approval of Minutes – October 30, 2013.
4. Citizen Participation, Communications, and Announcements.
5. Bills/Transfers/Encumbrances.
6. Approval of Cooperative Agreement for the Administration of the Wisconsin Wildlife Damage Abatement and Claims Program.
7. Land and Water Resource Management – Approval of Cost Share Agreements.
8. Farmland Preservation Program – Approval of Notices of Noncompliance.
9. Resolution - Approval of Conveyance Agreement and Escrow Instructions for the Purchase of Agricultural Conservation Easements Program.
10. Department Update.
11. **EXECUTIVE SESSION** Per Section 19.85(1)(c) - Performance Evaluation of County Conservationist.
12. Adjourn.

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
62-6200-0000-63101	POSTAGE	P1303590	11/14/2013	UNITED STATES POSTMASTER	53.80
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	1,500.00	1,261.52	0.00	53.60	184.88
62-6200-0000-63200	PUBL/SUBCR/DUES	P1303586	11/14/2013	ENVIROCERT INTERNATIONAL INC	100.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	2,220.00	2,105.65	0.00	100.00	14.35
LAND CONSERVATION PROG TOTAL					153.60
62-6225-0000-62119	OTHER SERVICES	P1300199	10/24/2013	USDA APHIS GENERAL	2,121.36
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	5,500.00	2,329.64	0.00	2,121.36	1,049.00
WILDLIFE DAMAGE/ASSMTS. PROG TOTAL					2,121.36
62-6280-0000-64928	COST SHARING	P1303587	10/15/2013	NELSON,DAVID O	389.55
		P1303588	11/10/2013	STARK,WANDA	1,750.00
		P1303589	10/31/2013	REED,ROGER	12,582.50
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	105,000.00	62,169.30	15,963.77	14,722.05	12,144.88
LWC PLAN IMPLEMENTATION GRANT PROG TOTAL					14,722.05

I have examined the preceding bills and encumbrances in the total amount of **\$16,997.01**

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: **DEC 04 2013**

Dept Head _____

Committee Chair _____

2014

Rock County

COMMITTEE APPROVAL REPORT

11/20/2013

Pre-Approved Encumbrances

Account Number	Account Name	PO#	Inv Date	Vendor Name	Inv/Enc Amt
62-6200-0000-63100 ENC	OFC SUPP & EXP	R1400028	01/01/2014	GE MONEY BANK	200.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	1,300.00	0.00	0.00	200.00	1,100.00
62-6200-0000-64319 ENC	TREE PURCHASE	R1400016	01/01/2014	LAURAS LANE NURSERY	2,566.50
ENC		R1400017	01/01/2014	ENGELS NURSERY	2,988.85
ENC		R1400018	01/01/2014	COLD STREAM FARM	304.75
ENC		R1400028	01/01/2014	GE MONEY BANK	100.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	8,700.00	0.00	0.00	5,960.10	2,739.90
62-6200-0000-65321 ENC	BLDG/OFC LEASE	R1400019	01/01/2014	SILHA LLC,DAN	11,424.96
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	11,425.00	0.00	(0.00)	11,424.96	0.04
LAND CONSERVATION PROG TOTAL					17,585.06
62-6210-0000-64316 ENC	TREE PLANTING	R1400028	01/01/2014	GE MONEY BANK	100.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	1,000.00	0.00	0.00	100.00	900.00
TREE PLANTING PROG TOTAL					100.00
62-6351-0000-64900 ENC	OTHER SUPPL/EXP	R1400028	01/01/2014	GE MONEY BANK	100.00
	Budget	YTD Exp	YTD Enc	Pending	Closing Balance
	0.00	0.00	0.00	100.00	(100.00)
COUNTY CAMPUS RESTORATION PROG TOTAL					100.00

COMMITTEE APPROVAL REPORT

Pre-Approved Encumbrances

2014

11/20/2013

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 **\$17,785.06**

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: **DEC 04 2013**

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 _____

NOVEMBER 14, 2013
DATE DRAFTED

**APPROVAL OF CONVEYANCE AGREEMENT AND ESCROW INSTRUCTIONS FOR THE
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS PROGRAM**

- 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 officially authorized staff to accept applications to the PACE
7 Program for the full donation of an Agricultural Conservation Easement and process applications according to the
8 PACE program policies and procedures, on June 13, 2013; and,
9
- 10 **WHEREAS**, the Program works to achieve its mission by acquiring agricultural conservation easements
11 (Easements) on eligible lands throughout unincorporated Rock County; and,
12
- 13 **WHEREAS**, applications were submitted by landowners to the Program in 2013, with said applications reviewed
14 and approved by Rock County Land Conservation Department (LCD) staff, the Rock County PACE Council, and
15 the Rock County Land Conservation Committee (LCC), all in accordance with the Rock County PACE Program
16 Manual; and,
17
- 18 **WHEREAS**, application approval by the LCC authorizes the LCD to begin the Easement acquisition process on
19 properties identified in said applications, subject to the consent of the landowners, as follows:
20
- 21 1. Plankey Property (Purchase) - Rock County tax parcel numbers 6-19-264A, 6-19-264B, 6-19-264C and
22 6-19-264D, Section 23, Township 1N, Range 13E, Turtle Township (approximately 181.5 total acres).
23
 - 24 2. Sweeney Property (Full Donation) – Rock County tax parcel numbers 6-16-137 and 6-16-175.3,
25 Sections 16 and 21, Township 4N, Range 11E, Porter Township (approximately 60 total acres), and,
26
- 27 **WHEREAS**, to move towards completion of the Easement acquisition process, each of the owners of the
28 aforementioned Properties, Rock County, and Brabazon Title Company, Inc. will sign and execute a *Rock County*
29 – *Conveyance Agreement and Escrow Instructions – Agricultural Conservation Easement* document, identifying
30 and outlining all aspects of the Easement acquisition process, including but not limited to, the following activities,
31 subject to all terms and conditions as stated therein:
32
- 33 1. Opening escrow with Brabazon Title Company, Inc. and Securing a Minimum Title Insurance
34 Commitment of \$15,000 (Title Report) for each Property - County Activity;
 - 35 2. Landowner depositing three thousand five hundred dollars (\$3,500) in the established escrow account
 - 36 3. Rock County contracting with an appraiser to determine the fair market value of an Easement on each
37 Property; and,
38
- 39 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
40 _____ day of _____, 2013, do by enactment of this Resolution approve a *Rock County* –
41 *Conveyance Agreement and Escrow Instructions – Agricultural Resources Conservation Easement* for each
42 Property, authorizing the LCD to undertake activities identified therein and obligate all necessary funds to
43 complete said activities.

APPROVAL OF CONVEYANCE AGREEMENT AND ESCROW INSTRUCTIONS FOR THE
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS PROGRAM

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Respectfully submitted:

LAND CONSERVATION COMMITTEE

Richard Bostwick, Chair

Larry Wiedenfeld, Vice-Chair

Eva Arnold

Ed Nash

Norvain A. Pleasant Jr.

Jim Quade

Alan Sweeney

Fred Yoss

FISCAL NOTE:

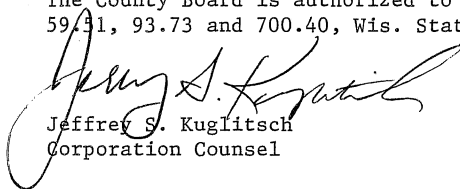
Sufficient funds are available in the PDR/PACE program account for the cost of these activities.



Sherry Oja
Finance Director

LEGAL NOTE:

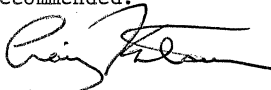
The County Board is authorized to take these actions pursuant to secs. 59.01,
59.31, 93.73 and 700.40, Wis. Stats.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

EXECUTIVE SUMMARY

This resolution authorizes the County to enter into a *Rock County – Conveyance Agreement and Escrow Instructions – Agricultural Conservation Easement* (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, including establishing an escrow account to be held by Brabazon Title Company, purchasing title insurance, and contracting for appraisals of the Easements. 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.

This resolution includes one application for the purchase component of the PACE program and one application for the full donation component. If this resolution is approved, the LCD will continue with the Easement acquisition process on each of the two applications as follows:

Application for purchase: Following a title review, appraisal and acceptance of the value by the landowner an Option to Purchase will be drafted and presented to the LCC and County Board for approval. If approved, the application will be submitted to the USDA-Farm and Ranch Land Protection Program, which constitutes funding for 50% of the easement value. Acquisition of the easements by Rock County is contingent upon funding from the USDA.

Application for donation: Following a title review, appraisal and acceptance of the value by the landowner, a resolution will be drafted and presented to the LCC and County Board to accept the easement donation.