

**WOODBURY COUNTY, IOWA, CONSERVATION BOARD**  
**MINUTES OF THE TUESDAY, MARCH 27, 2018, SPECIAL BOARD MEETING**

The following is a true copy of the minutes of a special meeting of the Woodbury County, Iowa, Conservation Board held on Tuesday, March 27, 2018, at 613 Pierce Street, Sioux City, Iowa, beginning at 7:00 a.m.

**BOARD MEMBERS PRESENT**

Aaron Gehling, Chris Zellmer-Zant (via teleconference), Cindy Bennett, Neil Stockfleth, and Suzan Boden

**BOARD MEMBERS ABSENT**

None

**STAFF PRESENT**

Heissel and Stehr

**OTHERS PRESENT**

None

**CALL TO ORDER**

President Stockfleth called the meeting to order at 7:00 a.m.

**ITEM R1.      Discussion and consideration of Briese land purchase with Iowa Natural Heritage Foundation. (Heissel)**

Dan presented the board with the appraised values he had gotten last week from the appraiser. The County Engineer would be responsible for parcel one at the auction. He had asked that the Conservation Board partner on the 35 to 40 acres that contains gravel, as they had with the Peters Pit acquisition. Dan shared that it could range from \$150,000 to \$200,000 depending on what the ground brought at auction. The board would have 6 to 8 years to pay it off in installments. The board would like to stay at appraised value, but Dan doesn't know what the Supervisors are going to set as the Engineer's upper limit. The board agreed to work out a 50/50 agreement.

**MOTION** by Susan, second by Cindy.

To enter into a 50/50 cost share, depending on purchase price, for 35-40 acres of the 77 acres that would be graveled and that the Conservation Board would end up with for a park when the County completes the graveling operation.<sup>10-18</sup>

**VOTE:**    Aye: Aaron Gehling, Chris Zellmer-Zant, Cindy Bennett, Neil Stockfleth, & Suzan Boden  
              Nay: None  
              Absent: None

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Dan presented the second parcel that is north across the road and is 105 acres of timber, pasture and crop fields. He handed out maps for the board to review. After discussion on the appraisal and a suggestion by Dan that the board look at a 10% rule the Iowa Natural Heritage Foundation (INHF) sometimes uses, the upper limit was set at \$4,000 per acre on the 105 acres, which is roughly \$300 per acre above the appraised price. The Iowa Natural Heritage Foundation would act on the board's behalf at the auction. If successful, they will put the required 10% down and close by May 31<sup>st</sup> as required. The Conservation Board would then enter into a repurchase agreement with the INHF.

**MOTION** by Cindy, second by Aaron.

To authorize the Iowa Natural Heritage Foundation to act on behalf of the Woodbury County Conservation Board at the Briese land auction on April 2<sup>nd</sup> to purchase approximately 105 acres at a maximum price of \$4,000 per acre and to then enter into a repurchase agreement to acquire the property from the INHF.<sup>11-18</sup>

**VOTE:** Aye: Aaron Gehling, Chris Zellmer-Zant, Cindy Bennett, Neil Stockfleth, & Suzan Boden  
Nay: None  
Absent: None

**ITEM R2. Review proposal for one new tractor/loader per minimum specifications and award bid. (Stehr)**

Brian presented proposals from Agrivision Equipment and S&S Equipment for the smaller tractor that RFPs had gone out on. Both companies' bids were on 2017 models. Agrivision quoted a price of \$31,485, and S&S Equipment quoted \$40,470. The S&S quote was for a cab tractor as they cannot get an open cab in this size. Agrivision met RFP specifications, and their price was \$8,985 lower. Agrivision had the lowest price and one tractor available on the lot, so action needed to be taken so as not to miss the opportunity to purchase the tractor at this price.

**MOTION** by Susan, second by Chris.

To accept the lowest RFP presented and purchase the John Deere 5085E MFWD with loader from Agrivision Equipment for a price of \$31,485.<sup>12-18</sup>

**VOTE:** Aye: Aaron Gehling, Chris Zellmer-Zant, Cindy Bennett, Neil Stockfleth, & Suzan Boden  
Nay: None  
Absent: None

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<sup>11-18</sup> To authorize the Iowa Natural Heritage Foundation to act on behalf of the Woodbury County Conservation Board at the Briese land auction on April 2<sup>nd</sup> to purchase approximately 105 acres at a maximum price of \$4,000 per acre and to then enter into a repurchase agreement to acquire the property from the INHF.

<sup>12-18</sup> To accept the lowest RFP presented and purchase the John Deere 5085E MFWD with loader from Agrivision Equipment for a price of \$31,485.

**ITEM R3. Adjournment**

The meeting was adjourned at 7:30 a.m.

The above minutes were recorded by Dan Heissel.

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Recording Secretary, Dan Heissel

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Board Secretary, Cindy Bennett

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Board President, Neil Stockfleth