

**WOODBURY COUNTY, IOWA, CONSERVATION BOARD
MINUTES OF THE MONDAY, DECEMBER 11, 2017, 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 Monday, December 11, 2017, at 613 Pierce Street, Sioux City, Iowa, beginning at 7:00 a.m.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

None

STAFF PRESENT

Schneider and Heissel

OTHERS PRESENT

None

CALL TO ORDER

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

ITEM R1. Discussion and consideration of land purchase through repurchase agreement with Iowa Natural Heritage Foundation (Board)

Rick talked about the land deal, explained what happened at the auction and that the new owner wanted to sell us approximately 93 acres, as long as he ended up with 128.25 taxable acres. Dan and Rick have met with Tom and his farm manager, and, after considerable discussion, ended up with \$622,500 for the 93 or so acres. With the Iowa DNR willing to partner at 50% of the cost, the Woodbury County Conservation Board would need to secure the remaining \$311,250. The Iowa Natural Heritage Foundation will step in to purchase the parcel and hold it for the County and DNR until funds are secured through grants etc. Both the DNR and INHF want an appraisal done to support the cost per acre before proceeding, and the Board agreed. Rick and Dan will work on lining up an appraisal as soon as possible.

Rick reviewed the deal again stating that approximately 93 acres would be purchased at \$6,694 per acre. INHF would make the initial purchase, and a repurchase agreement would be signed by us. The owner would like to have a January 3rd close date. DGR Engineering will survey the property. Renting crop ground out for a year to get beans in before planting prairie was discussed, and the figure of \$250 per acre was suggested, which would total around \$18,250.

MOTION by Neil, second by Don.

To partner with the IDNR to purchase approximately 93 acres at \$6,694 per acre, with each party being responsible for 50% of the purchase price, the exact number of acres to be determined by survey, and the INHF purchasing the ground if appraised value covers the cost per acre wanted by the seller.⁴⁴⁻¹⁷

VOTE: Aye: Chris Zellmer-Zant, Cindy Bennett, Don Dixon, Neil Stockfleth, & Suzan Boden
Nay: None
Absent: None

⁴⁴⁻¹⁷ To partner with the IDNR to purchase approximately 93 acres at \$6,694 per acre, with each party being responsible for 50% of the purchase price, the exact number of acres to be determined by survey, and the INHF purchasing the ground if appraised value covers the cost per acre wanted by the seller.

ITEM R2. Adjournment

The meeting was adjourned at 7:20 a.m.

The above minutes were recorded by Dan Heissel.

Recording Secretary, Dan Heissel

Board Secretary, Chris Zellmer-Zant

Board President, Suzan Boden