

RESOLUTION

ROCK COUNTY BOARD OF SUPERVISORS

Andrew Baker
INITIATED BY



10/24/2022
DATE DRAFTED

Finalizing Purchase of the Conway, McNall and Sayre Agricultural Conservation Easements

WHEREAS, the Rock County Board of Supervisors officially approved the Rock County Purchase of Agricultural Conservation Easements (PACE) Program and adopted the document entitled Rock County PACE Program Manual, identifying and outlining all aspects of Program development and implementation, on January 13, 2011; and,

WHEREAS, PACE applications were submitted as follows over the last three years:

1. Conway property (2020 application) for approximately one hundred sixty four (164) acres of real property located in part of the S1/2, Section 16, Township 2 North, Range 13 East, LaPrairie Township, Rock County, Portion of Tax Parcel Number(s) 6-10-117A; and,
2. Sayre property (2021 application) for approximately eighty two (82.0) acres of real property located in the part of the N1/2, Section 13, Township 4 North, Range 11 East, Porter Township, Rock County, Portion of Tax Parcel Number(s) 6-16-110; and,
3. McNall property (2021 application) for approximately eighty five (85.0) acres of real property located in the part of the NE 1/4, Section 30, Township 3 North, Range 14 East, Johnstown Township, Rock County, Portion of Tax Parcel Number(s) 6-9-258; and,

WHEREAS, the applications were recommended for approval by Land Conservation Department (LCD) and the PACE Council, approved by the Land Conservation Committee and County Board in accordance with the Rock County PACE Program Manual and approved for partial funding by the Natural Resources Conservation Service (NRCS); and,

WHEREAS, the PACE program and the NRCS Agriculture Conservation Easement Program (ACEP) require that easement appraisals be completed by a State of Wisconsin Certified General Appraiser and meet the Uniform Standards of Professional Appraisal Practice; and,

WHEREAS, the purchase price of the easement was determined with the aforementioned methodology and the appraisal valuations have been approved by the NRCS; and,

WHEREAS, the LCD worked closely with the NRCS staff to secure the ACEP funding for said easement purchase and will receive said funding at time of the easement closing(s); and,

WHEREAS, each party to PACE are required to have financial interests as follows; Landowner will donate twenty-five percent (25%) of the easement value, totaling \$301,250, the County will contribute twenty five percent (25%) of the easement value, totaling \$301,250 and the NRCS will contribute fifty percent (50%) of the easement value, totaling \$602,500 for a total purchase price of \$903,750 for the three easements.

NOW, THEREFORE, BE IT RESOLVED, the Rock County Board of Supervisors duly assembled this 15th day of December 2022, do by enactment of this Resolution approve the purchase of the Agricultural Conservation Easement on the Conway, McNall and Sayre Properties, accepts the ACEP Funding, and authorizes the LCD to undertake final necessary activities identified therein and obligate all necessary funds to complete said activities.

BE IT FURTHER RESOLVED, the County Administrator and/or the County Clerk will act as the County's agent(s) for closing of said easements.

FISCAL NOTE:

Funds are available in the PACE budget for this purchase.

Sherry Oja
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to §§ 59.01, 59.51 & 93.73, Wis. Stats.

Bridget Laurent
Deputy Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

Josh Smith
County Administrator

Committee Action

Land Conservation Committee

The Land Conservation Committee recommended this resolution for approval by unanimous voice vote.

EXECUTIVE SUMMARY

Finalizing Purchase of the Conway, McNall and Sayre Agricultural Conservation Easements

This resolution authorizes the Land Conservation Department (LCD) to finalize acquisition of the Agricultural Conservation Easement under the Purchase of Agricultural Conservation Easement Program (PACE) on for properties. The summary of the purchase amounts is as follow:

<i>Property Owner</i>	<i>Easement Value</i>	<i>Purchase Price</i>	<i>Federal Contribution</i>	<i>County Contribution</i>	<i>Landowner Donation</i>
Conway (2020)	\$656,000	\$492,000	\$328,000	\$164,000	\$164,000
McNall (2021)	\$289,000	\$216,750	\$144,500	\$72,250	\$72,250
Sayre (2021)	\$260,000	\$195,000	\$130,000	\$65,000	\$65,000
Total	\$1,205,000	\$903,750	\$602,500	\$301,250	\$301,250

Acquisition of easement such as this is intended to protect and preserve productive agricultural lands in Rock County, encouraging and promoting the goals of a strong agricultural economy and community identity, intergovernmental cooperation, and a regional land use vision throughout the County.

The value of the Easement was determined by a qualified Real Estate Appraiser and reviewed by a third-party review appraiser, as per USDA-NRCS program guidelines.

If this resolution is approved, the LCD will complete the Easement acquisition process on the Conway, McNall and Sayre easements and submit Easement funding reimbursement documentation to the USDA-NRCS. Acquisition of this easement by Rock County is contingent upon funding from the USDA.