

**WOODBURY COUNTY, IOWA, CONSERVATION BOARD  
MINUTES OF THE WEDNESDAY, NOVEMBER 29, 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 Wednesday, November 29, 2017, at the Dorothy Pecaut Nature Center beginning at 5:00 p.m.

**BOARD MEMBERS PRESENT**

Chris Zellmer-Zant, Cindy Bennett, Don Dixon, Neil Stockfleth, and Suzan Boden

**BOARD MEMBERS ABSENT**

None

**STAFF PRESENT**

Schneider, Heissel, and Snyder

**OTHERS PRESENT**

Ryan Hupfeld, IDNR  
Doug Chafa, IDNR

**CALL TO ORDER**

President Boden called the meeting to order at 5:04 p.m.

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

Neil presented maps and information that he had prepared for the board and made sure everyone knew the property and location being discussed. Neil saw an ad in the paper for this auction to be held Monday and contacted Rick to call for this meeting. Neil feels this is a one shot in a generation to purchase this ground and protect Brown's Lake.

CF Industries owns land to the east, Mid-American owns land to the north, and the land to the south is owned by the Iowa DNR. The board discussed its current zoning designation of AP that allows for housing development. The board would rather see it in public ownership and allowed for public usage. The average value of agricultural land in Northwest Iowa is \$8,500 per acre, but the board feels it will be valued at a lower rate due to CSR's and recent land sale nearby. Discussion led to the possibility of purchasing the whole parcel which is 221 acres, keeping approximately 100 acres of buffer and the least desirable crop ground and selling off the remaining crop ground.

Rick shared the email he had forwarded to the board from the Iowa Natural Heritage Foundation (INHF) that indicated that the INHF staff felt this was a high-risk project because of the unknowns, including cost per acre, who would purchase the unwanted crop ground, and whether the Board would get the right amount of money to cover those costs. The INHF would require a letter of value from an appraiser or auctioneer company stating the value of the property, so they would know before going to auction.

After considerable discussion on options the Board felt were viable to pursue this project, Neil presented a motion.

**MOTION** by Neil, second by Cindy.

To authorize the INHF to act on behalf of the Woodbury County Conservation Board at the auction with a cap of \$7,500 per acre to purchase the 221-acre parcel, and then go to the next highest bidder and offer to sell off the crop ground above old high river bank, approximately 121

acres. If INHF fails to acquire the entire property, the Board will approach the successful bidder and offer to purchase the approximately 100 acres below the old high river bank and along the lakeshore, and if that fails, ask to purchase just the buffer zone along the lake, which is approximately 40 acres.

**DISCUSSION:** Cindy asked what would happen if the INHF decides not to purchase the property for the Board because of the risk. The Board decided that WCCB staff would still attend the auction and approach the successful bidder with the Board's options.

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

**ITEM R2. Adjournment**

The meeting was adjourned at 6:04 p.m.

The above minutes were typed by Dan Heissel.

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Recording Secretary, Dan Heissel

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Board Secretary, Chris Zellmer-Zant

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Board President, Suzan Boden