

PURCHASE OF DEVELOPMENT RIGHTS TASK FORCE

January 10, 2006 – 7:00 p.m.
Room 3224, Public Agency Center

TASKFORCE MEMBERS PRESENT:

Daniel Stoffel, Chairperson
Perry Lindquist
Bill Neurether
Paul Bautzmann
Ike Roell
Jon Etta
Shawn Graff
Tony Warren

STAFF:

Herbert Wolf, Assistant Administrator
Paul Sebo
Sue Millin
Joanne Wagner

TECHNICAL ADVISORS PRESENT:

Deb Sielski
Blaine Delzer
Angela Curtes

OTHERS PRESENT:

Maurice Strupp, PCPC Chairperson

EXCUSED ABSENCE:

Mary Krumbiegel
Kevin Dittmar
Kathy Muth
Scott Lofy

NOT PRESENT:

Helmut Wagner

The meeting was called to order at 7:00 p.m. by Chairperson Stoffel.

FIRST ORDER OF BUSINESS: Introduction of Guests

Stoffel called for any guests present. Present: Kine & John Torinus, and Chris Elbe.

SECOND ORDER OF BUSINESS: Approve minutes of December 13, 2005

Stoffel entertained motion to approve the minutes from the December 13, 2005 meeting. **Motion by Bill Neurether, seconded by Jon Etta to approve the minutes as submitted with no additions or corrections. Motion carried.**

THIRD ORDER OF BUSINESS: Finalize Draft of Mission Statement/Goals and Objectives, review enclosed handout from last meeting - Kevin Struck

Wolf stated that Kevin Struck would not be present this evening. Wolf referred the Task Force to the handout, which was sent out with agendas. This item is pretty much the same as previously discussed, with no surprises. Stoffel stated that this item was pretty well agreed to at the last meeting. With no outstanding concerns or discussion items, Stoffel entertained a motion to formally adopt the Mission Statement/Goals and Objectives. **Motion by Paul Bautzmann, seconded by Shawn Graff to approve formally the Mission Statement/Goals and Objectives. Motion carried.**

FOURTH ORDER OF BUSINESS: Continue discussion concerning the potential scope and coverage of farmland target areas and general ranking criteria - Dan Stoffel

Stoffel stated that he thinks it is obvious that the goal is to try to stabilize the agricultural community by Purchase of Development Rights in areas of large, prime farmland. Also feels that we cannot ignore areas outside the prime farmland either. The Task Force needs to resolve this issue to a certain degree so that we have something concrete to present to the County Board. Graff stated full agreement with this thought, and added that the prime agricultural land maps put together by Staff (1 and 5 square mile area sections) is great, but need to show primary environmental corridors as well. Stated that the map would look a bit better with that update, as well as showing other areas of large contiguous farmland. Discussion ensued regarding what the maps should include. Handout passed out to Task Force (see enclosed) regarding General Criteria for Reviewing and Ranking PDR Applications. This was initially composed by Sue Millin and then modified and presented by Perry Lindquist. The Task Force reviewed the scoring system for PDR application. Lengthy discussion ensued regarding properties under possible annexation or development pressure. Lindquist will add an item #8 to address properties under development pressure, and bring it back for discussion at the next meeting.

FIFTH ORDER OF BUSINESS: Process and procedure for presentation of the PDR Program to the County Board - Dan Stoffel

Stoffel met with Doug Johnson recently to determine Johnson's thought process on how best to present this to the County Board. The County sales tax issue is going to be presented at the February County Board meeting. Stoffel stated that Johnson feels that the PDR program should be de-linked from Sales Tax. Stoffel read some notes of Johnson's thoughts regarding County Board business, priorities at this time, and where expenditures will be prioritized on the County Board. Johnson suggested that we bond for this program, as opposed to using sales tax. This would possibly end up going to the March County Board meeting. Stoffel further stated that Johnson told him that Administration would not support linking the PDR program with Sales Tax. Strupp inquired about the possibility of waiting until after the new County Board is assigned to move forward with a funding process. There would be a possibility of more support with new County Board members. Discussion ensued regarding whether it is more prudent to move forward quickly, or wait until after new County Board members are in place. Tony Warren asked about whether there would be any public input in this process. Stoffel stated there would not be any formal public input or public hearing on this. Handout "PDR Task Force Report to the Washington County Board" was passed out to Task Force and reviewed. Wolf stated that the original intent was to take this to the County Board in March, and look for a vote by April (allowing County Board 30 days to think about this after the March meeting). Further explained the time line originally presented and the reason for it. Lindquist reviewed items on the handout (see enclosed). Neurether strongly disagrees with bonding for this program, as it constitutes borrowing, which he feels is never a good idea. Further stated he thinks we should move ahead and push for the use of sales tax for this. Suggested lobbying the County Board regarding this issue and working to get their support. If that doesn't work, we could then go in another direction at that point. Bautzmann and Graff also stated that they support the use of sales tax dollars for the PDR program and think it should come before the County Board in February. Further discussion ensued regarding the Task Force trying to get on the February County Board agenda to make a pitch for the sales tax being used for funding of Purchase of Development Rights. Wolf stated that if we decide to do that, the Planning, Conservation and Parks Committee will need to review this prior to the February County Board meeting, and release it as an agenda item to be reviewed at the February County Board meeting. Wolf further stated that Ken Miller would need to be on board with this, as he sets the agenda.

Motion by Lindquist, seconded by Graff to request 10% of Sales Tax for funding of Purchase of Development Rights to be presented at County Board meeting of February 14. Motion carried.

SIXTH ORDER OF BUSINESS: Sample easements - Herb Wolf and Sue Millin

Wolf passed out handouts regarding sample easements (see enclosed). Brief discussion ensued.

SEVENTH ORDER OF BUSINESS: Discuss possible PDR survey questions for inclusion in County Comprehensive Planning survey - Herb Wolf and Deb Sielski

At this time, Wolf handed around a group of possible questions for Deb Sielski's Smart Growth survey, which cover some of these issues in the questions (see enclosed). Timing is a great concern at this time regarding this program. Consensus was reached that it would be better not to raise these questions at this point, due to not having adequate time to provide information and educational opportunities for citizens. After further discussion, Stoffel asked about whether to put a question on this survey specifically regarding supporting the use of sales tax for Purchase of Development Rights. Sielski stated that she would want the Task Force to provide specific wording for this question if it is going to be put on this survey. Shawn Graff would need to bring this forward at the Smart Growth meeting on January 25th if the Task Force wishes to include it. Wolf proposed language: "Would you support the use of 10% of the existing County Sales tax for the use of preserving farmland in our County?" Discussion ensued with a concern about proposing this question on the survey at all. Stoffel called for a motion. **Motion by Graff, seconded by Neurether not to include the sales tax funding question on the survey. Motion carried.**

EIGHTH ORDER OF BUSINESS: Public Comment

Stoffel asked for comments from anyone in the public. No one responded.

Motion to adjourn entertained by Stoffel. **Motion by Neurether, seconded by Roell to adjourn. Motion carried. Meeting adjourned at 9:20 p.m.**

Next meeting will be January 24, 2006.

Daniel Stoffel, Chairperson

DWS/jw