

## **AGENDA**

Eau Claire County

- Land Stewardship Subcommittee of the Land Conservation Commission •

**Date:** Wednesday, September 14, 2022      **Time:** 12:00 P.M.

**Location:** Room 203, Ag Resource Center, 227 1st St West, Altoona, WI 54720

\*This is an in-person meeting. A remote connection option is available to the public.

\*Event link below can be used to connect to the meeting and interact (by the chair) from your computer or through the WebEx Meeting smartphone app.

**Join WebEx Meeting:** <https://eauclairecounty.webex.com>, Meeting #: 2595 184 4787,  
Password: AEgcmZaJ389

\*Meeting audio can be listened to using this Audio conference dial in information.

**Audio conference:** 1-415-655-0001, Access Code: 25951844787##

**For those wishing to make public comment, you must e-mail Chad Berge at [chad.berge@eauclairecounty.gov](mailto:chad.berge@eauclairecounty.gov) at least 30 minutes prior to the start of the meeting. You will be called on during the public comment period to make your comments.**

## **AGENDA**

1. Call to Order
2. Roll Call
3. Confirmation of Compliance with Open Meetings Law
4. Public Comment Period
5. Approval of the July 29, 2022, meeting minutes (Discussion/Action)      **Pages 2-3**
6. Update on the Eau Claire River Climate Resilient Protection Project with Landmark Conservancy – Rick Remington
7. Review of the Mathy/Taylor Creek property Environmental Site Assessment (ESA) conducted by Ayres, Title Search, and Broker’s Opinion. (Discussion)      **Page 4**
8. Consideration of the Mathy/Taylor Creek Land Donation (Discussion/Action)
9. Review remote meetings policy (Discussion)      **Pages 5-6**
10. Properties being considered update (Discussion)
11. Stewardship Fund balance – Gary Gibson Donation (Discussion)      **Pages 7-12**
12. Future agenda items
13. Set Next Meeting Date
14. Adjourn

**EAU CLAIRE COUNTY**  
**LAND STEWARDSHIP SUBCOMMITTEE**  
**MEETING MINUTES – FRIDAY, JULY 29, 2022**  
**AG RESOURCE CENTER, RM. 203**  
**227 – 1ST STREET WEST, ALTOONA, WI 54720**

MEMBERS PRESENT: Rick Koziel, Heather DeLuka, Dave Dresel, Dave Carlson, Tony Brooks, Joe Knight  
MEMBERS EXCUSED: Larry Jolivette  
STAFF PRESENT: Chad Berge (Land Conservation Division – P&D)  
OTHERS PRESENT: Candy Anderson (Mathy Construction), Kevin Stelljes

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**1) Call to Order by Chair**

Chair Koziel called the meeting to order at 1:00 pm.

**2) Roll Call**

A roll call was taken; members present are as noted above. A quorum was present.

**3) Confirmation of Compliance with Open Meetings Law**

Koziel confirmed that the open meeting requirements had been complied with.

**4) Public Comment Period**

Kevin Stelljes – Requested to speak later in the meeting, Koziel acknowledged to allow Mr. Stelljes to comment. Stelljes gave an update that he is on the August 1, 2022 LCC agenda to be appointed as a Citizen Member of the Subcommittee.

**5) Approve Minutes of June 10, 2022, meeting**

**ACTION:** Motion by DeLuka to approve minutes as presented. Motion carried on a voice vote, 5-0-0.

**6) Election of Chair**

**ACTION:** Motion by DeLuka/Second by Brooks to nominate Rick Koziel as Chair. 5-0-0

**7) Election of Vice Chair**

**ACTION:** Motion by Koziel/Second by Dressel to nominate Dave Carlson as Vice Chair 5-0-0

**8) Appointment of Committee Clerk**

**ACTION:** Koziel nominated the Land Conservation Manger as Committee Clerk. 5-0-0  
Knight arrived at 1:04 pm.

**9) Evaluate the terms of the Mathy/Taylor Creek property donation as presented and recommend acceptance of the offer.**

**DISCUSSION:** Koziel provided a background of the status of the Mathy/Taylor Creek properties, Corporation Council is waiting for the Subcommittee to recommend acceptance of the donation prior to proceeding with the process. Koziel and Stelljes reviewed a resolution they recommended the committee vote on. Stelljes provided a historical perspective of the subcommittee. The next steps needed include conducting a title search, environmental review, and an evaluation/appraisal.

**ACTION:** Motion by Brooks/Second by Knight to accept the resolution submitted by the Land Stewardship Subcommittee Authorizing Corporation Council to accept the offer of land donation from Taylor Creek Development, Eau Claire Sand and Gravel and Mathy Construction Company and establish the conditions and process for

completing transfer of title. 6-0-0

**10) Future agenda items.**

**DISCUSSION:** Evaluation criteria for selection of future properties, Review/evaluation of new properties

**11) Set Next Meeting Date**

The next meeting was set for September 14, 2022, at 12:00 p.m.

**12) Adjourn**

Koziel adjourned the meeting at 2:03 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Chad Berge". The signature is written in a cursive, slightly slanted style.

Chad Berge, Subcommittee Clerk



**COLDWELL  
BANKER**

Eau Claire Land Stewardship Subcommittee

To Whom it may concern,

After reviewing multiple large land sales in the area, I have arrived at an estimated of value for the 243-acre site. Land values were between 3434 per acre. (Jene comp) and 13,775 (Cty Rd T comp). This large tract which includes large ponds as part of the acreage would be valued between \$3500 to \$5500 per acre. My value of this tract would then be between \$852,383 to \$1,339,459.

This value is my Broker opinion of price. It is not the appraised value of said tract. It represents current values which in today's market could go up or down depending on economic conditions.

If you have any further questions or thought, I can be reached at 715-838-2113.

Sincerely,

Gary M. Brenizer

Broker

Coldwell Banker Brenizer, Realtors

## 3 AMENDMENT NO. 1

5 OFFERED BY SUPERVISOR Nancy Coffey, District 10

7 AMENDMENT TO FILE NO. 22-23/016 - TO AMEND SECTION 2.04.010 B. OF CODE:  
8 RULE 1—MEETINGS; TO AMEND SECTION 2.04.130 C. OF THE CODE: RULE 13--  
9 DILIGENT COMMITTEE SERVICE

11 The County Board of Supervisors of the County of Eau Claire does ordain as follows:

13 SECTION 1. That Section 2.04.010 B. of the code be amended to read:

15 B. All meetings shall be held in the county board of supervisors' chambers at the  
16 courthouse unless otherwise ordered by the board. All members of the board shall attend  
17 meetings in person. The chair has the authority to approve remote ~~attendance~~ participation by  
18 electronic means for individual members for specific meetings, and remote ~~attendance~~  
19 participation by electronic means for longer defined periods of time for members with a known  
20 disability or illness that prevents in person attendance at the meeting, ~~or as the result of an~~  
21 ~~approved accommodation under the Americans with Disabilities Act.~~ Supervisors may also  
22 attend participate in meetings remotely as a result of an approved accommodation under the  
23 Americans with Disabilities Act as determined by the Eau Claire County Human Resources  
24 Department. "Participation" or "participate" includes the right to speak and vote on an agenda  
25 item. Each meeting notice shall contain access information for any board member, staff, or a  
26 member of the public to attend view the open sessions of the meeting remotely. The chair shall  
27 have the authority to allow an individual to speak remotely during public comments or on an  
28 agenda item and determine which individuals may remotely attend a closed session of the board.  
29 Notwithstanding the above, the chair of the county board in response to the COVID-19  
30 worldwide pandemic, and through April 22, a pandemic or crisis, and for a finite and specific  
31 time period, shall have the authority to authorize meetings to be held remotely either at another  
32 location or by electronic means that includes the appearance participation of members by  
33 videoconference or teleconference.

35 SECTION 2. That Section 2.04.130 C. of the code be amended to read:

37 C. The chair of ~~the Eau Claire County standing~~ committees, boards or commissions  
38 may approve remote attendance participation by electronic means for individual members for  
39 specific meetings, and remote attendance participation by electronic means for longer defined  
40 periods of time for members with a known disability or illness that prevents in person attendance  
41 at the meeting; or as the result of an approved accommodation under the Americans with  
42 Disabilities Act. Supervisors may attend also participate in Eau Claire County standing  
43 committee, board or commission meetings remotely as a result of an approved accommodation  
44 under the Americans with Disabilities Act as determined by the Eau Claire County Human  
45 Resources Department. "Participation" or "participate" includes the right to speak and vote on an  
46 agenda item. Each meeting notice shall contain access information for any board member, staff,  
47 or a member of the public to attend view the open sessions of the meeting remotely. The chair of  
48 the committee, board or commission shall have the authority to allow an individual to speak  
49 remotely during public comment or on an agenda item and determine which individuals may  
50 remotely attend a closed session of the committee. Notwithstanding the above, the chair of the  
51 committee, board or commission in response to a pandemic or crisis, and for a finite and specific

1 time period, shall have the authority to authorize meetings to be held remotely either at a location  
2 or by electronic means that includes the ~~appearance~~ participation of members by  
3 videoconference or teleconference.

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Supervisor Nancy Coffey, District 10

NC/SM

**From:** [Samantha Kraegenbrink](#)  
**To:** [Chad Berge](#); [Heidi Pederson](#)  
**Subject:** FW: Hybrid Meetings  
**Date:** Wednesday, August 17, 2022 8:21:27 AM  
**Attachments:** [image001.jpg](#)  
[22-23.016 Coffey Amendment.docx](#)

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**From:** Samantha Kraegenbrink

**Sent:** Wednesday, August 17, 2022 8:19 AM

**To:** \_ECC-DeptHeads <\_ECC-DeptHeads@co.eau-claire.wi.us>; Adam Kohls <Adam.Kohls@eauclairecounty.gov>; Alexander Schepcke <Alexander.Schepcke@eauclairecounty.gov>; Amy Weiss <Amy.Weiss@eauclairecounty.gov>; Beth Risen <Beth.Risen@eauclairecounty.gov>; Brianna Werner <Brianna.Werner@eauclairecounty.gov>; Bridget Kinderman <bridget.kinderman@eauclairecounty.gov>; Cheryl Cramer <Cheryl.Cramer@co.eau-claire.wi.us>; Eric Huse <eric.huse@da.wi.gov>; Eric Killen <Eric.Killen@eauclairecounty.gov>; Erin Switzer <Erin.Switzer@chippewavalleyairport.com>; Gina Holt <Gina.Holt@eauclairecounty.gov>; Greg Leonard <Greg.Leonard@eauclairecounty.gov>; Holly Kuhl <Holly.Kuhl@eauclairecounty.gov>; Katelynn Eslinger <katelynn.eslinger@co.eau-claire.wi.us>; Kristin Peterson <Kristin.Peterson@eauclairecounty.gov>; Nancy Williams <Nancy.Williams@eauclairecounty.gov>; Nicole Spaeth <Nicole.Spaeth@eauclairecounty.gov>; Rod Eslinger <Rod.Eslinger@eauclairecounty.gov>; Sam Simmons <Sam.Simmons@eauclairecounty.gov>; Sue McDonald <Sue.McDonald@eauclairecounty.gov>

**Subject:** Hybrid Meetings

Hello –

Last night, the County Board of Supervisors passed an ordinance that now requires meetings to be offered in a hybrid model for the public/staff to participate/attend remotely as well as in unique situations, members of committees to participate remotely. Remote participation from a member of the board/commission/committee/council is subject to the approval of the chair of the body and is for very limited situations (see attached ordinance.)

Beginning now, each agenda must contain remote attendance information and the meeting shall be conducted in a hybrid format. Current rooms that are nicely equipped with technology are the board room and 3420 (Greg please add more that may be used at this time.) Until we can get technology in other rooms, if you are meeting in a non-equipped room, be vigilant of speaking clearly and loudly so individuals on the phone can hear you.

Additionally, if you removed roll call from your agenda, please add it back and verbally call the roll at the beginning of each meeting so individuals who are attending remotely know which members are in attendance.

This process will be evolving. If you have questions or concerns, please reach out.



**ADMINISTRATION**

**Samantha Kraegenbrink**

*Assistant to the County Administrator*

721 Oxford Ave., Suite 3520 • Eau Claire, WI 54703

**Direct:** 715-839-5106 **Fax:** 715-839-6243

**Email:** [samantha.kraegenbrink@eauclairecounty.gov](mailto:samantha.kraegenbrink@eauclairecounty.gov)



August 11, 2022

Please accept the enclosed memorial to the Eau Claire County Stewardship Program in honor of Gary Gibson.

Thank you,

NEI Electric

Eau Claire, WI

**UPCOMING SERVICE**

Celebration of Life

Aug, 13 2022

at his home

[Send Flowers](#)**GARY GIBSON OBITUARY**

**A**ge 76 of Peterson, MN Passed away July 30, 2022 Gary Gene Gibson, 76, of Peterson, MN, was killed by a falling tree as he rode his tractor on a trail along

Diamond Creek at his home, on a beautiful sunny morning July 30th. Gary was born December 5th, 1945 to Marjorie and Robert Gibson in Waterloo, IA. His childhood was spent in Iowa aside from the couple years he lived with his older brother, Gordon Gibson, and his wife, Carla Gibson, in Tucson, AZ. After graduating High School from Waterloo IA, he went on to study History and Philosophy at the University of Iowa in Iowa City while working as an orderly at the University Hospital. After college, Gary was drafted into the US Army and served in the Army Hospital in Monterey, CA. He had just gotten out of the Army, when he met the love of his life, Bonnie Flasch, on St. Patrick's Day at Donnelly's Pub in Iowa City, IA. They were married in Coralville, IA October 13th, 1972, and had three children, Garth Gibson (married Stephanie Smith), Vanessa Gibson (married Damien Hoffman) and Julia Johnson (married Sam Johnson) while living on their farm in Peterson, MN. They moved to Wyoming, MN for Gary's 22-year career as a Program Planner and "IT Guy" at Metro ECSU, where he made many friends. He worked to live, and filled his time playing and watching tennis, cross country skiing, photographing birds and landscape, and being the best dad ever. After retirement, Gary and Bonnie spent 12 years of bliss on their farm in Peterson, MN. Together they built a home in the bottomland, maintained a large garden and hosted many happy hours with friends on the front porch "stirring the pot." He loved music, history ("who needed fiction - you couldn't make this up"), arguing politics with ranting emails and group texts, his dog and cat, his home, and especially his brood. They traveled to and with

remembering fondly his wry and witty sense of humor, constant kindness, louder-than-average outbursts, and love. To honor Gary, his family is hosting a Celebration of Life at his home, Saturday, August 13th. Other ways to honor Gray include donating to your local Land Stewardship Program, cheering for Novak Djokovic and showing your friends and family lots of love.

Published by Pioneer Press on Aug. 9, 2022.



**To plant trees in memory, please visit the [Sympathy Store](#).**

**LAND STEWARDSHIP FUNDS**

1/1/2012	Balance Forward (Stelljes, Leary, Willett Donations)	\$150.00		\$150.00
11/16/2012	CV Group Sierra Club	\$100.00		\$250.00
12/26/2012	Kevin Stelljes	\$150.00		\$400.00
2/5/13	B. Willett Donation (Finance)	\$100.00		\$500.00
5/21/13	T. Schraufnagel, L. Johnson Donations	\$240.00		\$740.00
5/21/13	Journal Entry/K. Jacobs Registration	\$50.00		\$790.00
5/24/13	Banquet Registration/Donations	\$10,060.00		\$10,850.00
5/29/13	D. Dukersheim/H. Grange Donations	\$220.00		\$11,070.00
6/2/13	Registrations/Donations/Silent Auction	\$1,420.00		\$12,490.00
6/10/13	Rod & Gun Club - Banquet Expenses		\$8,447.59	\$4,042.41
6/10/13	Donations/Silent Auction	\$335.00		\$4,377.41
6/12/13	Donation	\$20.00		\$4,397.41
6/27/13	Donation	\$20.00		\$4,417.41
6/24/13	River Edge Design (Brochures)		\$750.00	\$3,667.41
6/27/13	Badgerland Printing (Brochures)		\$688.00	\$2,979.41
7/22/13	Dunning/Kirkeeng Donations	\$120.00		\$3,099.41
8/7/13	Wells Fargo Advisors (Anon. Stock Donation)	\$10,349.26		\$13,448.67
8/13/13	Stelljes/Tews Brochure Donations	\$750.00		\$14,198.67
8/15/13	Wells Fargo Advisors	\$500.00		\$14,698.67
9/18/13	Valhalla Management Services		\$750.00	\$13,948.67
12/23/13	Hudson/Willett Donations	\$550.00		\$14,498.67
12/31/13	Journal Entry/Stelljes/Johnson/Marjala Donations	\$350.00		\$14,848.67
2/25/14	Schraufnagel, T. Donation	\$50.00		\$14,898.67
3/6/14	Michaels - Supplies		\$13.90	\$14,884.77
March	Earnest money - Coon Gut		\$2,500.00	\$12,384.77
	Earnest money - Pinter Pines		\$2,500.00	\$9,884.77
4/10/14	D. Carlson Donation (Stelljes Memorial)	\$50.00		\$9,934.77
5/26/14	H. & Marshall Grange (Carlson Memorial)	\$200.00		\$10,134.77
5/27/14	E. Wolf	\$100.00		\$10,234.77
5/27/14	J. Murray	\$100.00		\$10,334.77
5/28/14	G. Moore	\$1,000.00		\$11,334.77
5/31/14	Generous Juror	\$5,364.09		\$16,698.86
6/23/14	G. Adams	\$25.00		\$16,723.86
6/23/14	C. Bates	\$25.00		\$16,748.86
6/23/14	Eau Claire Rod & Gun Club	\$1,000.00		\$17,748.86
6/23/14	R. Leary	\$40.00		\$17,788.86
6/23/14	T. Wagener	\$25.00		\$17,813.86
6/26/14	Pat & Patricia Stoffers	\$14,845.56		\$32,659.42
7/1/14	J. Dunning	\$20.00		\$32,679.42
7/2/14	R. Hudson	\$50.00		\$32,729.42
7/17/14	Trouts Unlimited WI Clear Waters Chapter 255	\$300.00		\$33,029.42
7/21/14	Ziemann, Richard	\$100.00		\$33,129.42
7/16/14	K. Stelljes	\$1,049.25		\$34,178.67
7/30/14	Ziemann, Richard	\$100.00		\$34,278.67
8/11/14	Ziemann, Richard	\$200.00		\$34,478.67
8/26/14	Ziemann, Richard	\$200.00		\$34,678.67
9/5/14	Chippewa Valley Outdoor Resource Alliance	\$2,000.00		\$36,678.67
11/11/14	Supreme Graphics - Dedication Invitation		\$70.00	\$36,608.67
11/14/14	Dollar Tree - Dedication Supplies		\$6.00	\$36,602.67
11/14/14	Festival Foods - Dedication Supplies		\$133.16	\$36,469.51
11/24/14	Donations	\$11.00		\$36,480.51
	(2014 JE) Coon Gut/Pinter Pines Purchase		\$26,741.00	\$9,739.51
12/9/14	White, Steven	\$100.00		\$9,839.51
12/9/14	White, Steven	\$100.00		\$9,939.51
3/24/15	Viking Gas Transmission Co.	\$15,000.00		\$24,939.51
4/7/15	Schwengel, William	\$100.00		\$25,039.51
				\$25,039.51
7/30/15	Edson, Jane	\$150.00		\$25,189.51
12/7/15	J.C. Norby Assoc. (Stenske Property Appraisal Estimate)		\$1,250.00	\$23,939.51
1/21/16	Journal Entry/Stelljes, Kevin 2015 deposit	\$100.00		\$24,039.51
2/15/17	Kevin Stelljes-Donation	\$100.00		\$24,139.51
6/26/17	Laura Englesby-Donation	\$160.00		\$24,299.51
6/22/18	Western WI Title Services_Kiwani Land Purchase		\$3,750.00	\$20,549.51
9/12/18	Edson, Jane Donation	\$100.00		\$20,649.51
11/2/20	Marlene Jannusch-Donation (for Lowes Creek Park)	\$1,000.00		\$21,649.51
12/31/20	Journal entry to adjust for activity within 207 Watershed acct		\$1,786.92	\$19,862.59
				\$19,862.59
9/2/22	Ayres Associates		\$3,600.00	\$16,262.59
9/9/22	Memorial for Gary Gibson - Donation	\$250.00		\$16,512.59
				\$16,512.59
			<b>Total</b>	<b>\$16,512.59</b>