

**ENVIRONMENT AND LAND USE COMMITTEE**  
**Department of Land Management**

**REGULAR MEETING MINUTES**  
**September 9th, 2015 9:00 AM**  
**COUNTY BOARD ROOM**

Vice Chair Zeglin called the meeting to order at 9:03 AM.

Zeglin verified that the Open Meeting Law requirements had been complied with through notifications and posting.

Committee members present: Michael Nelson, Jeff Bawek, Wade Britzius, Curt Skoyen and Kathy Zeglin. George Brandt, Jon Schultz and Rick Geske were absent.

Staff/Advisors present: Kevin Lien, Jake Budish and Virg Gamroth. Mark Carlson was present for part of the meeting. Others present: Dawn Gehrke, Chris Woda, Ed Patzner and Tom Forrer

**Adoption of Agenda** - Britzius made a motion to approve the agenda as presented, Nelson seconded. Motion to approve the agenda carried with no opposition.

**Adoption of Minutes**

Nelson made a motion to approve the August 12<sup>th</sup>, 2015 meeting minutes as presented, Skoyen seconded. Motion to approve the minutes carried with no opposition.

**Public Hearing – Land Use Change/Rezone – Exclusive Agriculture 2 (EA2) to Commercial (C)- Jody R. and Dawn M. Gehrke, Petitioner/Landowner – Town of Unity**

Vice Chair Zeglin called the public hearing to order at 9:05 AM. Nelson read the public hearing notice aloud. Zeglin acknowledged Dawn Gehrke who was present. Carlson stated Gehrke is applying for a rezone because, under the Comprehensive Zoning Ordinance Table of Uses, a general retail business is required to be zoned Commercial. Carlson has not received any correspondence from the public in regard to this hearing. Carlson had a letter of approval from the Town of Unity. Carlson pointed out on the overhead aerial photo where the business was going to be built. Carlson added that Gehrke can explain what her business is going to be. Gehrke stated her desire is to build a building approximately 40 X 70 feet. One third of it would be used for commercial space for selling crafts, homemade crafting products, etc. and about half of it would be used for classroom space where people could hold birthday parties or individuals could get together and have a work space and then there would be a small storage space. Gehrke would like the business to be open year around which is what led her into the zoning permits. Nelson verified the property was at the corner of Floyd's Road and State Highway 10. Gehrke stated she has approximately 12.8 acres and the acreage from the actual survey came out at .71 of an acre that would need to be rezoned to give her the room necessary for the parking lot and building. Carlson read a letter dated August 10<sup>th</sup>, 2015 from the Town of Unity Board which stated they have no objection to Gehrke's request to build a retail craft shop with a classroom on her property. Zeglin called for any testimony from the public. Skoyen made a motion to approve the land use change/rezone, Nelson seconded. Upon Britzius inquiring as to what type of building this would be, Gehrke responded that she has been working with Walters Builders and they suggest a pole shed type building with a very nice finish inside. Outside it would be a pole shed type building with wainscoting and the store front section would be done with brick and vinyl siding in order to be efficient and keep the cost down but still have it look really nice. The 30 foot section that would face Highway 10 would have a very nice façade and an overhang so water would run off. Britzius stated it seems to be a unique type of business and he wasn't really aware of any type of business like that and that it would seem like a great thing to

have in the community. Gehrke stated as her daughters are getting older and are interested in all this stuff, either she has to go to Eau Claire or pay a lot for it. When her daughter wanted to learn to knit, no one was willing to teach her when she was eight years old therefore once a month Gehrke would like to have specifically designed kid's classes. Britzius asked if Gehrke was aware of other businesses like this or of this model existing? Gehrke responded she wants to keep it very family focused. She knows Michael's craft store offers crafting classes every so often but they usually run anywhere from \$30-\$60 per class. A goal of hers is that she is hoping to keep her kids classes under \$5.00. Britzius thought this would be a nice contribution to the community up there. Gehrke added that as she has met and talked to people about this and she hasn't experienced any negativity. According to Gehrke, a unique feature of her business would be that they can come and use her materials (called open classroom rental) to try a project so that they can decide if they would like it, etc. This way they would be able to come and rent Gehrke's materials and not have that cost at home. Upon Britzius asking if she would have any food service, Gehrke responded she is not going to serve food as she talked with her insurance person and as long as she doesn't prep any food she doesn't need an additional food license. Gehrke stated she can allow other people to bring in food because there will be a kitchen area, as for some of the crafts one needs a stove and a sink. She intends to charge an additional fee if someone brings in something other than cake and drinks because there would be extra clean up. Lien asked if Gehrke was planning to use the same driveway that is there. Gehrke answered that she talked to the Department of Transportation (DOT) and they said she could use her current driveway. The original plan was to use her current driveway. DOT said the next time State Highway 10 gets slotted for improvements, in the next 15-20 years, they would require her to move her driveway anyway so they recommended that she go off of Floyd's Road. DOT also told her she just needed to be 50 feet off the State Highway 10 intersection. She wants to build right in that corner between Floyd's Road and Highway 10. It might be a little cheaper to come out onto Floyd's Road then it would be to extend the driveway into hers. Lien clarified that DOT told Gehrke she needed to be 50 feet off Highway 10. Lien informed Gehrke that the County has a setback of 110 feet from the centerline of a State Highway for a structure. Carlson clarified that Gehrke was talking about the driveway. Gehrke acknowledged she knew that. Lien stated the DOT has been limiting State highway access quite a bit and he assumed Gehrke's driveway was "grandfathered" off the State Highway. Lien stated if Gehrke put a driveway in off Floyd's Road then he could see where they would want to limit it. Gehrke added that becomes 80% her cost to redo something that the State wants which was kind of a shock to her but then if she has the access to Floyd's Road with the shop, she didn't think it would be as much to run her driveway there. Zeglin questioned where the facility would be in relation to the buildings that are there now. Gehrke pointed that location out on the overhead aerial photo for the Committee. Gehrke stated they did learn through the surveying that the slant on Highway 10, from her driveway to Floyd's Road takes 90 feet off her field. Gehrke continued saying that the back part of the building would be almost even to where her garage lines up on Floyd's Road. Zeglin asked if Gehrke had a Certified Survey Map (CSM) for the area that she wanted rezoned, that being the .71 acres. Gehrke responded yes. Upon Bawek asking if there was line of site criteria for the driveway, Lien responded yes and that would be 400 feet of site distance, but where Gehrke is going to be on Floyd's Road that wouldn't be a problem and that the State would dictate the driveway off State Highway 10. Bawek asked whether Gehrke was going to have signage for the building anywhere along the Highway that needed to be addressed for line of site, setback, etc. Gehrke answered that DOT said the sign has to be within 50 feet of the building. If it is a permanent sign, it needs the same setback as a building which is 110 feet from the centerline and within 50 feet of the business. According to Gehrke the DOT told her she could put the sign right in her parking lot. If it is a movable sign, it just has to be past the 60 foot right-of-way (if it is not a permanent in-ground sign). Zeglin noted the County also has requirements on signage also. Bawek inquired if there would also be a separate septic system. Gehrke responded there would be a separate septic system. Right now she is undecided as to whether she will put in a separate well or just attach it to her personal well. Carlson stated the building will be commercially/State inspected and the septic would be inspected through the

County which would be Carlson himself. Carlson added she meets all the requirements and he saw no issues with it. Carlson thought Gehrke had plenty of parking space, etc. In regard to the aspect of serving food and people bringing in “potluck”, Bawek asked Lien if there was anything that needed to be addressed by the Health Department. Lien thought if people are bringing in private party items that wouldn’t be but if Gehrke were serving food that is where she would need to get licensed through the Health Dept. To Bawek it sounded like Gehrke was well versed but he just wanted to mention it so that she would be aware. Gehrke responded she has been hit with a lot since she decided to do this but she is learning. In looking at Gehrke’s plans, Zeglin stated she did see that there was a kitchenette included so she wasn’t sure if at some point the Health Dept. might need to take a look at that. Zeglin and Bawek suggested Gehrke check with the Health Dept. Zeglin called three times for any public comment. None was forthcoming. Zeglin confirmed that she has a motion and a second to approve the land use change/rezone on the floor. Motion to approve carried with no opposition. Gehrke was informed that she would need to appear at the meeting of the County Board of Supervisors on September 28<sup>th</sup>, 2015 for the final approve of the land use change/rezone.

**Public Hearing – Land Use Change/Rezone – Transitional Agriculture (TA) to Commercial (C) - Todd J. Cleasby, Petitioner/Landowner – Town of Albion**

Vice Chair Zeglin opened the public hearing at 9:24 AM. Nelson read the public hearing notice aloud. Carlson stated this type of use requires a commercial zoning designation. Carlson has not received any correspondence from the public. Carlson read a letter which stated the Town of Albion Board considered a request made by Todd Cleasby of Bladerunner Transport, LLC to approve a zoning change from Transitional Ag to Commercial on approximately one acre. They have a list of facts and circumstances that they took into consideration. No adjoining property owners appeared at the town meeting to object. An aerial view was submitted to the town to demonstrate the boundaries of the parcel. Cleasby plans on building a 24 X 40 addition onto a pole building that is already located on the parcel. The driveway doesn’t need any changes. After careful consideration of the facts the Town Board of Albion passed a motion in favor of granting the zoning change with a note that all future property usage including driveways shall meet the criteria required for commercial use and conform to current zoning rules and regulations as administered by the Trempealeau County Comprehensive Zoning Ordinance, Town of Albion Land Use Plan and subject to any other applicable regulation by the State of Wisconsin, County of Trempealeau and Town of Albion. Carlson introduced Chris Woda who was present at the meeting on behalf of Cleasby. Carlson added that, as one can see from the aerial photo, this property should have been probably zoned commercial because there was a business there prior to Cleasby purchasing the property. When Cleasby came in for his permits to add onto his building that issue was recognized, so now it is being required to be zoned commercial so Cleasby can conduct his business there. Zeglin commented so essentially this is nothing new. Carlson responded not really except that the zoning designation will be as commercial property. Carlson explained the prior owner sold outdoor wood stoves out of that property and perhaps it was considered an accessory business. Rezoning it now cleans up the zoning designation. Zeglin asked about the gentleman present. Woda responded that he was Cleasby’s brother-in-law and he was representing Cleasby who is on a job in Phoenix, Arizona and was unable to attend. Woda stated, as Carlson had said the Gehrke business was there, and when Cleasby brought the property he developed a trucking company. The property is a good fit. It was decided with the current building, which is the biggest building on there, that if we put an addition on this building we would be able to service our own trucks. As far as the commercial aspect, Woda stated it is not going to be open to the public as it is a private company. The only people there would be a couple of employees which are all relatives. There is a small office that already exists on the building from when Gehrke’s had it. That space is being used by two office staff to basically do the billing/bookkeeping, etc. of the trucking company. The shop addition is basically for repair and maintenance of their own trucks so there would be no business customer aspect, it would just be employees. Zeglin called three times for any public testimony. Nelson made a motion to approve the

rezone, Britzius seconded the motion. Nelson commented that he thought it was an ideal location as they are off the road quite a way. Woda responded he thought that was correct and when Cleasby bought the property, it was the perfect business because Gehrke's had originally established a business there. Woda stated we are here to "clean up" what probably should have been zoned commercial in the first place and what they're doing it only fit to rezone. Woda added it comes out to being approximately .76 acres according to the Surveyor that they are going to change to commercial. It does fit and the nice thing is that they don't face Highway 10 so in regard to the public "eye" of it, all the business is actually on the back side of the building. Carlson commented that the business is well off the road. Woda added that, for the most part, they have 10 tractors, 12 trailers and there are only two trailers on the property all the other tractors are out on the road 98% of the time so it is not like they have trucks and trailers parked there at any given time. Woda explained that most of their truck drivers mail in their paperwork or drop it off as there is a mailbox at the end of the driveway for them to do that. Woda emphasized that there is very little traffic whatsoever and he didn't see that it would change much in the future. Woda stated the State did approve the driveway and it conforms to their use. Woda added that the addition of the building is going to be the exact same size of the structure. It is a pole building. It is being built the exact same way, same color scheme, same size. All the plans were developed by Menards, Inc. Being that it is an addition and not a new building, Bawek asked if Cleasby still has to follow some commercial regulations when it comes to fuel oil, tires and that aspect of an addition versus a new building. Woda assumed they would have to follow all commercial aspects once it is zoned commercial. Carlson agreed with that and added that it would be commercially inspected which is done by the State as the County doesn't do commercial inspection. Carlson elaborated on some of the operations of some similar businesses in the area. The proximity of the business to the cemetery was mentioned but consensus was that it isn't a problem as Woda explained that from the cemetery all anyone would see is the back side of a building. Bawek inquired about septic system and the well. Carlson answered that there are existing ones there and those are sized based on the home. They can use them but if necessary, if there are any additional employees, that would need to be addressed. Carlson noted that there is a river nearby but the property is not in the floodplain. Woda commented that most of the southern half of Eleva would be underwater by the time this property would be affected. Motion to approve the rezone passed with no opposition. Lien informed Woda that someone should try to be present on September 28<sup>th</sup> for the County Board meeting as that is when they will review the rezone for final approval.

### **Restructuring of the Department of Land Management**

Lien stated this discussion is a continuation from last months' meeting. At budget time, Lien had talked to the Committee about merging Land Records into the Department of Land Management and then revising the job description for the Real Property Lister which would be supervised under the direction of the Land Records Coordinator. Lien met with the Exec. /Finance Committee and they also supported the merger. That item will appear on a future County Board agenda. At the same time, Lien stated what we approved at budget time, the two supervisory positions, was a \$5,000 "tag on" wages with those duties. Lien stated that doesn't fall into the boxes of the County's Wipfli study so that plan is not going to work so we will be striking that from the DLM budget. Britzius inquired if Lien meant the whole plan? Lien responded no, just the two supervisory positions because it doesn't fit into the make-up of what the County has adopted with the Wipfli study. Lien is currently working on changing one or two job descriptions to add in some coordination and supervisory duties and he will bring those back to the Committee for approval and then go through the four step approval process again. Britzius asked if Lien was changing them because they didn't have supervisory duties in them. Lien responded he can't have the supervisory duties as "tag on" duties. Lien commented that it would work really well in the DLM because of the unique way the Department is merged together but it doesn't fit in with the current job study that the County adopted, so instead Lien needs to revise the job descriptions. What that means for Lien is that if he revises the job description to add supervisory duties, because someone possesses those skills, and then that person leaves, he has to throw away that job description, bring out the old job description without the supervisory duties

and fill it with that person. Lien added that until a person understands how the Department flows and works, it is going to be tough to give them supervisory duties of coordinating programs. Lien explained further how some of the staff works together on different projects, i.e. LWRM and TRM projects. Lien added there are some problems with the job study. Britzius asked if when Lien changes the job description if employees will get a higher pay grade. Lien responded that would be up to this Committee and his recommendation will be that not only should the pay scale change but ones' pay would also change. Lien said the way the structure is now one can actually go up two or three pay scales but is still paid almost the same wage. Lien has seen before where the County Board adjusted compensation and Lien reiterated that would be his suggestion. Zeglin asked if Lien could create separate supervisory positions. Lien had talked to Human Resources Director Elsa Kulig about that and the issue with that is that they have to be posted internally within the Courthouse. Lien understood the policy but wasn't sure how he could have someone from another Department try to post or apply for that position when they may not have any working knowledge of the intricacies of those positions. Discussion took place on this issue. Lien commented he has always promoted pay for performance – if someone gives 110% effort, in his mind, they should be compensated accordingly. Britzius stated he has heard in the corporate structure they are trying to eliminate “middle” management and create somewhat of a team structure. Lien had talked about people working on a project as somewhat of a team and questioned if they indeed need a supervisor telling them things. Lien agreed with what Britzius said and added that the right people make everything flow really well but none of us have control of who stays here and for how long and all it takes is a change in personnel and sometime things may not work so well. More discussion took place. Lien added he basically just wanted to inform the Committee that he is moving forward with the Land Records merger. Bawek stated that is only one aspect of what Lien is pursuing because what it sounded like to Bawek is that there are a couple of people in the Department that Lien wishes to get into a higher pay scale for what they've accomplished. In the classifications of job descriptions, isn't there a variable amount of pay that can be given to that person, already in place and if we go through this process and reward those people for those efforts, haven't we accomplished this already. Lien responded that certain people went through the process and were re-classed, but one of them was only compensated approximately 11 cents because their current pay fell into the next level. One can go up two or three steps on the ladder and still be paid the exact same. Lien thought perhaps he should have instructed the Committee at that time that not only do we move that person up to this step but then we add some compensation. Lien added that some of the duties are changing. One of the “hats” that Lien wears is that of County Conservationist but because he also oversees zoning and building inspection, things that DATCP doesn't feel follows in the realm of a County Conservationist, we lose some funding where if we revise some of the current job descriptions into more of a County Conservationist, we can capitalize better on the DATCP requirements and hopefully move that person to a more comparable compensation scale. Bawek clarified that DATCP pays part of Lien's salary (90%), and questioned if a percentage of that could then be moved to another employee. Lien explained that because he oversees duties of what DATCP considers “historic conservation” he can use 90% of his salary for reporting. If Lien didn't oversee that, like a County Conservationist position typically is, we would receive 100 % of that person's salary. Bawek asked if some of the money that goes to Lien could be used for this other employee's compensation. Lien responded correct and added that we want to be able to capitalize on the funding but yet we have to meet all of their requirements. Bawek stated what he was understanding is that this person is at the top pay in their classification. Lien explained they are at the midpoint but there really isn't a process to go through for a re-class unless job duties change. Bawek asked if Lien couldn't ask to have the higher pay without a re-class or put the person up in the higher pay scale for that classification. Lien has been down this road before and stated that because we are not a “pay for performance” County, job duties have to change to justify that or one isn't going to get compensated – the job duties have to change. Bawek questioned why there was a variable built into the classification if that person can't be moved up and how does one justify having a variable then. Lien answered that one gets an annual compensation increase so they move up and the goal is to get everyone to the midpoint of the scale that they are in.

Upon Bawek asking if that is where they stay, Lien responded pretty much but the goal is to get everyone to the midpoint. Bawek asked why the person can't be moved higher in their variable scale or range. Lien responded the short answer is because we are not a "pay for performance" County and duties have to change. Britzius asked what that upper portion of the pay scale is for and does anyone ever get there? Lien said he has been asking for an answer to that question too. Bawek agreed that a person who excels in what they do and achieves on a continual basis should be rewarded, so Bawek thought it is an issue that should be forwarded to Personnel/Bargaining to ask why we couldn't get this person in the upper echelon of their scale. Upon Lien stating he has been working on this for a long time, Bawek stated he knew that Lien had brought this before the Committee before and Bawek had thought we had made all the recommendations and that a number of employees had moved up and that the issue was covered already. Nelson clarified that we are using the Wipfli scale. Nelson said he didn't like it, but what does one do as we have it. Zeglin said it can be changed. Lien thought it was something the County needs to work towards and look at differently in order to retain good employees. Lien noted that the Wipfli study uses comparable counties but yet we are really close to LaCrosse and Eau Claire but yet they are not comparable counties. It is really easy for people to move from Trempealeau County to LaCrosse, Eau Claire or Jackson County because they pay higher wages. Bawek clarified that Lien was preparing different job descriptions and then coming back to the Committee for approval. Lien agreed but added that right now he is currently working on the Land Records merger which is a separate aspect.

**Update to Trempealeau County Farmland Preservation Plan-Opportunity for public comment**

No one from the public was forthcoming with any comments.

Lien stated he, Peter Fletcher from Mississippi River Regional Planning Commission (MRRPC), Ann Hempel from Land Records and the new DLM employee, Kirstie Heidenreich (who will officially start on 9-14-2015) met with the Towns of Caledonia, Gale and Ettrick to update their Land Use/Zoning maps and their Farmland Preservation plan. Lien noted that Kathy Zeglin had asked to be present for this meeting too. Lien added that, tentatively, the next meeting will be on September 22<sup>nd</sup> and plans are to meet with the Towns of Albion, Sumner and Pigeon. Some discussion took place on the occurrences at each meeting. Zeglin stated she is learning a lot about each township at these meetings. Lien added they are also touching on the overlay district related to mining. Lien stated these meetings are a reminder for the DLM and this Committee that we have a really close bond with the towns and we make sure their plan is the plan that we adopt. We don't create the towns' plan. It is the towns' plan and we mesh it into our Smart Growth plan. We really want their ownership in those plans.

**LWRM (Land & Water Resource Management) and TRM (Target Runoff Management) Requests and Payment Approval.**

**Land & Water Resource Management (LWRM)**

<b>Name</b>	<b>Type</b>	<b>Amount</b>	<b>New CSA Total</b>	<b>Reason for change</b>	<b>Town</b>
Perry Kujak	Contract	\$9,604.00	\$9,604.00	Soil tests	Preston
Perry Kujak	Pay Request	\$9,604.00		Certify Soil testing	
Jayme Sygulla	Contract	\$8,372.00	\$8,372.00	Soil tests	Lincoln
Jayme Sygulla	Pay Request	\$8,372.00		Certify Soil testing	
Ken Jereczek	Contract	\$9,604.00	\$9,604.00	Soil tests	Dodge
Ken Jereczek	Pay Request	\$9,604.00		Certify Soil testing	
Darin Glodowski	Contract	\$9,464.00	\$9,464.00	Soil tests	Arcadia
Darin Glodowski	Pay Request	\$9,464.00		Certify Soil testing	
Gary George	Contract	\$4,956.00	\$4,956.00	Soil tests	Arcadia
Gary George	Pay Request	\$4,956.00		Certify Soil testing	
Gene Berg	Contract	\$2,998.09	\$2,998.09	Diversion	Ettrick
Gene Berg	Pay Request	\$2,998.09		Diversion	

Lorcrest Farms (D. Lorch)	Contract	\$6,821.50	\$6,821.50	Waterway	Preston
Lorcrest Farms (D. Lorch)	Pay Request	\$6,821.50		Certify Waterway	
Dan Guse	Contract	\$2,310.17	\$2,310.17	Riprap	Pigeon
Dan Guse	Pay Request	\$2,310.17		Certify Riprap	

### Targeted Runoff Management (TRM)

Name	Type	Amount	New CSA Total	Reason for change	Town
Daniel Gray	Contract	\$71,294.59	\$71,294.59	Riprap & Stream Crossing	Preston
Daniel Gray	Pay Request	\$71,294.59		Certify Riprap & Stream Crossing	
Michael Matchey	Contract	\$35,024.48	\$35,024.48	Riprap	Hale
Michael Matchey	Pay Request	\$35,024.48		Certify Riprap	

### Nutrient Management Farmer Education Grants

Name	Type	Amount	New CSA Total	Reason for change	Town
Michael Sylla	Pay Request	\$566.00	\$566.00	\$500 Incentive Pay & Soil Tests	Lincoln
Ronald Solberg	Pay Request	\$526.00	\$526.00	\$500 Incentive Pay & Soil Tests	Gale
Leon Przybilla	Pay Request	\$528.00	\$528.00	\$500 Incentive Pay & Soil Tests	Burnside
Brandon Kurth	Pay Request	\$608.00	\$608.00	\$500 Incentive Pay & Soil Tests	Burnside
Hunts Valley Acres LLC	Pay Request	\$614.00	\$614.00	\$500 Incentive Pay & Soil Tests	Burnside
F. James Kehrmeyer	Pay Request	\$540.00	\$540.00	\$500 Incentive Pay & Soil Tests	Hale
Dan Brudos	Pay Request	\$526.00	\$526.00	\$500 Incentive Pay & Soil Tests	Ettrick

Nelson made a motion to approve all the payments as presented, Britzius seconded. Lien explained that is all non-levy dollars as it is grant money applied for individually by the landowner. This is money that benefits the County as we are doing a lot of riprap, waterways and soil tests to meet nutrient management requirements. Bawek confirmed that the soil testing was for 590 plans. Zeglin stated on her drive in this morning she noticed several waterways that had definitely done their job in the recent heavy rain and it was nice to see. In regard to the certified soil tests, Britzius asked if there were that many dollar's worth of soil tests done. Lien explained there is a grid system of samples which needs to be done per so many acres to see what is in the soil and what the crop needs are. Nelson commented if the field is 20 or 30 acres then there are a lot of tests which have to be done. More discussion took place. Motion to approve passed with no opposition.

**Surveying Update and Payment Approval** – No report or pay request was presented this month.

### Confirm Next Special Meeting Date and Regular Meeting Date

The next regular Committee meeting date was set for October 14th, 2015 at 9:00 AM. The next Special meeting date was set for Wednesday, September 23<sup>rd</sup>, 2015 at 6:00 PM. Lien mentioned he had a call from a real estate agent in the area who stated he would love the opportunity to come to this Committee and talk about the difficult time he is having moving property located next industrial sand mines. Lien added that he called the office on his own because he saw an article in the newspaper. The consensus of the Committee was that, if available, the real estate agent, could appear at the next special committee meeting.

At 10:06 AM, Nelson made a motion to adjourn the meeting, Britzius seconded, motion carried unopposed.

Respectfully submitted,  
Virginette Gamroth, Recording Secretary

Michael Nelson, Secretary