UPPER EXPLORERLAND REGIONAL PLANNING COMMISSION
November 30, 2010
MINUTES

MEMBERS PRESENT: Dean Darling, Jan McGovern, Leigh Rekow, Leon Griebenow, Larry Gibbs, Ray Whalen, Les Askelson, Randy Keehner, Mike Kennedy, Randy Uhl, Paul Ryan, Kathy Campbell, Karla Organist, Jerry Freund, Duane Brandt, Barbara Ettleson, Darla Kelchen, Andrew Wenthe, Mark Bohle

MEMBERS ABSENT: Kay Zimmerman, Elise Bergan, Charles Frana, Warren Steffen, Roger Thomas

STAFF PRESENT: Aaron Burkes, Mary Jungblut, Ardie Kuhse, Lisa Lensing, Fern Rissman, Bev Krambeer, Larry Leliefeld, Lori Brockway, Kris Timp, Heather Delaney, Becky Zieman, Abby Cline, Megan White, Becky Hawes, Lisa Curtin, Amy Chicos, Janet Pedersen, Julie Jevne, Mary Rosonke, Kecia Dougherty, Lisa Marie Bischoff, Stacey Batterson, Rachelle Howe, Diana Johnson, Sue Severson, Chelsea Welsh

OTHERS PRESENT: Paula Enyart, Jason Meyer, Paul Foxwell, Karen Schutte, Dave Schutte, Robert Reierson, Bev Bacon, Marge Schroeder, Gwen Rekow, Janell Bradley, Anne Loomis, Sharon Drahn, Nadine Kruse, David Schultz, Aaron Goldsmith, Charles Kelly, Jack Sweeney, Tate Kerndt, Stanley Straate, Cindy Berns, David Day, Mike Kruckenberg, Wendy Mihm-Herold, Robert Fadness, Marvin Winter

Chair Jan McGovern called the special meeting to order at 6 p.m. on Thursday, November 30, 2010 at the Regional Planning Commission office, Postville, Iowa. Introductions were made of all those present.

A motion was made by Brandt and seconded by Rekow with Rekow's request that #4 on the agenda (Public Input) be moved to after #6 (5 minute proposal presentations). Chair declined the request and chose to leave the agenda as printed. On a roll call vote, those voting yes: Freund, Gibbs, Bohle, Wenthe, Whalen, Campbell, Ryan, Brandt, Keehner, Askelson, Griebenow, Uhl, Organist, Kennedy, Darling, Kelchen. Voting no: Rekow. Motion passed 16-1.

A motion was made by Gibbs/Askelson to approve the October 28, 2010 minutes. Motion carried unanimously.

Barb Ettleson entered the meeting.

Next item on the agenda was public input from each of our five counties and the city of Postville. Those giving input were Jack Sweeney from Allamakee County who asked if there were going to be layoffs at IWD and cautioned the move to Decorah; Larry Gibbs from Clayton County voiced his concern of the long miles between southern Clayton County and Decorah; Leon Griebenow from Fayette County felt the Bruening building was a good deal and it would be a good investment to help UERPC grow; and Aaron Goldsmith from the city of Postville stated that it's

not what you say, but how you communicate; no input was received from Howard or Winneshiek Counties.

The next item on the agenda was comments from Attorney Tom Wolle and UERPC Chair Jan McGovern. In Mr. Wolle's absence, Burkes distributed a letter from Mr. Wolle regarding the recent pleading filed by the City of Postville and Jason Meyer, which is an Amended Petition which adds additional alleged violations. To date, UERPC has spent $6,060 on attorney fees over the litigation. It is possible that this litigation could affect UERPC grant funding in the future. UERPC Chair McGovern emphasized that the Board has to focus on what is best for the Commission. The goal is to solve the space issue as soon as possible.

A spreadsheet was distributed with four purchase options and two lease options. Aaron Burkes gave the Bruening proposal which is contingent on a partnership. Paul Foxwell gave the REC proposal. Dave Schultz gave the Luana Bank proposal and Mr. Burkes also gave the North Fayette Middle School proposal. Two lease options were presented by Tate Kerndt who gave the Centrum Plaza Mall proposal, and Aaron gave the Echo Valley Road proposal for new construction.

Staff and Executive Director comments followed. Aaron stated that renting out the REC basement would be taxable, so would offset any rental income. Wendy Mihm-Herold, former UERPC Executive Director gave her comments. Other staff giving comments were Lisa Lensing, UERPC Finance Manager; Larry Leliefeld, Community Planner; Fern Rissman, WIA Director; Abby Cline, Community Development Specialist and Aaron who stated he feels that he and the Finance Manager are very comfortable with our budget and hoped we get a decision tonight.

Questions were received from the Commission members next:

- Andrew Wenthe asked what a reasonable amount of rent per month would be affordable - $1,200-$1,500.
- Darla Kelchen asked if any other partnerships responded.
- Dean Darling, speaking for the Winneshiek County Supervisors, stated that if IWD says no to a partnership, 18 staff from Winneshiek Public Health Department will partner with UERPC and request 4,000 square feet of the Bruening building.
- Randy Uhl stated there are already 16 non-profits in Decorah and UERPC would be a great asset.
- Leigh Rekow commended the staff on an excellent job and stated he was hoping to see more criteria on needs.
- Leon Griebenow stated that free money is not always the best money (referring to the Luana Bank proposal), and a partnership is the best option.
- Mary Lynn Revoir stated she has been with Workforce Development for 7 years and stated that they will move into a one-stop and take WIA with them.
- Jerry Freund stated he thought the criteria were well presented on the spreadsheet.
- Karla Organist was commended on the work she did on the spreadsheet.
- Les Askelson stated all the recent negative publicity has been a black eye on our Commission, and we need to go one way or the other.

- Kathy Campbell stated she has been with the Commission for 16 years, and we need to take the emotion out of it and use common sense.
- Larry Gibbs stated it has nothing to do with staff, but financial. He was now happy with Winneshiek County's proposition to partner.

A motion was made by Ettleson/Kennedy to go with Option 1 to purchase the Bruening Building for $525,000 with the contingency of IWD agreeing to partner with us by February 1, 2011 or else to go with Winneshiek County Public Health as a partner. On a roll call vote, those voting yes: Freund, Gibbs, Bohle, Wenthe, Whalen, Campbell, Ryan, Keehner, Askelson, Griebenow, Uhl, Organist, Kennedy, Darling, Kelchen, Ettleson. Voting no: Rekow, Brandt. Motion passed 16-2.

Update on the pending litigation was conducted earlier in the meeting.

The next regular Commission meeting is set for Thursday, January 20, 2011.

There being no floor items, a motion was made by Bohle/Ryan to adjourn. Motion carried unanimously. Meeting adjourned at 8:15 p.m.

The above constitutes my interpretation of the matters discussed and the decisions reached. Please contact the undersigned for any errors or omissions.

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Mary Jungblut, Secretary