

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD

Minutes of Regular Meeting

November 2, 2022

Attendance:

Members -Attending In-person:

Craig Yingling, Dave Boyer, Dave Wenk, Doyle Waybright, Ben Mearns and Sidney Kuhn

Members -Attending by phone:

George Weikert

Absent:

George Taughinbaugh and Chad Collie

Staff -Attending in-person:

Ellen Dayhoff, Mark Clowney, Kelly Koch, and LeighAnn Abraham

Staff -Attending by phone:

None

Staff - Absent:

None

Guests:

None

The November 2, 2022 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:34 pm in the Planning Office Conference Room at the Adams County Agricultural & Natural Resources Center.

I. Board Business

A. Approval of September 7, 2022 Meeting Minutes

Mr. Boyer made a motion to approve the September 7, 2022 ACALPB minutes as written. Mr. Waybright seconded the motion. Motion was approved unanimously.

B. Public Comments

None

C. New Business

None

D. Budget 2023

\$360,000 of General Fund money is budgeted in 2023 which is a slight reduction from the original request of \$375,000. In addition, there will be \$500,000 in

ARPA funds as well as any Clean and Green fees and interest. The \$100,000 for a possible woodland easement project has been cut. We are unsure at this time about Green Space Project funds.

- E. Legislative Updates – All bills will need to be re-introduced in the 2023 Session
 - 1. HB1984- Regarding subdivisions – No update.
 - 2. SB64 - regarding Land Trust Reimbursements - No update.
 - 3. SB1232 – Regarding subdivisions, lowering size of eligible farms, Realty Transfer Tax – No update.
 - 4. PA Farm Bureau Updates – no updates

F. 2023 Meeting Dates – Action

ACALPB meeting dates for 2023 will remain the first Wednesday of the month at 7:30 pm; no conflicts with holidays.

Mr. Wenk made a motion to keep the 2023 meeting dates and time as the first Wednesday of the month at 7:30 pm; motion seconded by Dave Boyer. Motion approved.

II. Updates

A. Township Updates

- 1. Mt. Joy Township – Craig and Ellen recently met with township supervisors. Craig stated there was a lot of interest and a positive discussion. A second meeting will be scheduled in the near future.
- 2. Letter to all Townships regarding their 2023 Budget/Round 15
Ellen shared her thoughts on sending a letter to municipalities, presenting the Preservation Program in hopes preservation money would be included in their budget planning. The Board agreed that we should send letters to municipalities.

B. LCAC Updates

Question if the issue involved mowing which would disturb nesting birds has been resolved. This has been clarified that they are able to mow the pastures, but need to do it on a specific schedule. They are moving forward with the easement.

C. Parks Recreation and Green Space Grant Program Update

Conewago Township requested payment for their 2016 and 2019 PRGS grants for their Plum Creek Park. These grants helped pay for the construction of the access drive to the park, parking lot construction and installation of park signage (2016 grant) and a basketball halfcourt, two barbeque grills and a horseshoe pit (2019 grant).

Representatives from Hamiltonban Township also requested advanced payment from their 2021 PRGS grant recently.

- D. Eisenhower Drive Extension Project - No decisions until Fall 2022.

Fall 2024 anticipated to begin construction per their website.

- E. PA Ag Discovery Center

It was recently announced publicly that the Center will be in Adams County. Location is being negotiated.

Executive Session Opened.

III. Round 14

- A. Ellen reviewed the Financial Status Report for Round 14 –

1. Conewago and Union: Waiting for the surveys to be completed.
2. Cumberland: XIV25 is interested in moving forward with a County/Township easement. We will proceed with the appraisal process.
3. Moving forward on XIV41 appraisal.
4. XIV54 offer was accepted, however, since one owner passed away, we have to wait for the Estate to be settled so we can go to settlement. This will be a County/State Easement.
5. There is approximately \$350,000 remaining after these farms are complete. The next farm in Round 14 is XIV-11, ranked 14. It was noted that the landowners of XIV 29 (rank #6) and XIV32 (rank #12) agreed to skip over them in this round and re-apply in Round 15. Ellen asked if we want to carry this amount to Round 15 or move on one more farm in Round 14? Mark added that the next farm re-applied and preliminarily ranked 5th in Round 15

- B. Federal Applications

Three Federal applications (XIV27, XIV28 AND XIV31) did not have a documented motion to approve the actual per acre expense. See below paragraph which Ellen read to the Board.

At the Board's October 6, 2020 meeting, action was taken to move forward with applications XIV27, XIV31 and XIV28 to apply for Federal Funding through the PA Department of Agriculture. At that time offers were made at an estimate of \$3,000/acre. Once these farms were approved for Federal Funding, appraisals were ordered and received, and these offers were adjusted accordingly to meet our Program Guidelines of 90% of the appraised easement value, not to exceed \$3,000/acre. This motion is to officially approve the actual offer amounts based on those appraisals, which were approved by the Board of Commissioners at their December 29, 2021 Public Meeting.

Action is needed to approve offers on XIV27 at \$2,889/acre, XIV31 at \$2,889/acre and XIV28 at \$2,754/acre.

- C. Possible Monetary Donation to Program – see handout

Ellen reviewed the handout on donated funds, which Solicitor Mudd approved. Donated amount will be specified to purchase the easement on farm XV-35 (46 acres/Mt. Joy Township) as a special project.

IV. Round 15 - Please refer to Round 15 Ranking Report

- A. Preliminary Ranking – update
- B. Site Visits on 21 Top Ranking Farms taking place November 14, 16, 21 and 23 By December's meeting, final ranking with stewardship scores will be presented.

Executive Session Closed and Call for Action as Needed

V. Executive Session Action Items

- A. Monetary Donation to Program – Action

Mr. Mearns made a motion to accept the monetary donation for a specific special project easement in Round 15 and add the donation to our 2023 State fund match; seconded by Mr. Weikert. Motion carried.

- B. Close Round 14 – Action

Mr. Boyer made a motion to proceed with application XIV-11; seconded by Mr. Wenk; Motion carried.

- C. Federal Applications - XIV27, XIV31, and XIV28

Ms. Kuhn made a motion to approve offers on XIV27 at \$2,889/acre, XIV31 at \$2,889/acre and XIV28 at \$2,754/acre; seconded by Mr. Wenk. Motion carried.

VI. Inspections, Transfers, Subdivision, Rural Enterprise Applications, Other Issues

- A. 2022 Inspections

Inspections were completed today. Mark stated we might postpone conducting inspections next year to move into the fall (different landscapes/crops). No violations in 2022.

Mark will complete the report to the State.

- B. LCAC Trail Project – No update.

VII. Program Guideline Changes

A. Discussion regarding Unique Purchase Situations/Top 50% of Ranked Farms (*see handout*)

Recently there was a situation regarding a farm that was taken out of ranking order in Round 14 due to special purchase request. Board discussed the handout from the Program Guidelines regarding Unique Purchase Situations and County Only/Special Purchases. The Board felt that we should remain as flexible as we can, have parameters, be transparent.... The Board was comfortable with Guidelines as written. Ellen will follow up on language regarding “business associate” in second paragraph.

VIII. Adjournment

Mr. Mearns made a motion to adjourn the November 2, 2022 ACALPB meeting at 8:50 pm. Mr. Wenk seconded the motion. Motion was approved unanimously.

Respectfully submitted,



LeighAnn Abraham, Secretary