

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
September 7, 2022

Attendance:

Members -Attending In-person:

Craig Yingling, Doyle Waybright, David Wenk, David Boyer, Chad Collie, and George Weikert

Members -Attending by phone:

Ben Mearns

Absent:

Sidney Kuhn and George Taughinbaugh

Staff -Attending in-person:

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

Staff -Attending by phone:

None

Staff - Absent:

None

Guests:

None

The September 7, 2022 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:30 pm in the Planning Office Conference Room at the Adams County Agricultural & Natural Resources Center.

I. Board Business

A. Approval of August 3, 2022 Meeting Minutes

Mr. Waybright made a motion that the ACALPB approve the August 3, 2022 minutes as written. Mr. Weikert seconded the motion. Motion was approved unanimously.

B. Public Comments

None

C. New Business

Mr. Yingling shared a recent article from the Lancaster Farmer. The article stated that between 2002 – 2016 2,000 acres per day are lost to development.

D. Budget 2023

Ellen reported that Sherri has budgeted \$375,000 from the General Fund (increase of \$25,000) plus \$500,000 of possible ARPA funds. In addition, there will be the Clean

and Green fees and any interest earned on the Restricted Account. The entire amount will be matched with State funds. In addition, she is budgeting \$660,000 for Green Space Projects, \$260,00 to complete the Land Conservancy/HSF Project (this is a carryover from past budget years), \$100,000 for possible woodland projects and \$300,000 for Farmland Preservation Projects.

E. Legislative Updates

1. HB1984- This Bill would require county farmland preservation programs to provide for subdivisions of less than 10 acres if the subdivided piece is transferred to an adjacent preserved farm. – No update.
2. SB64 - regarding Land Trust Reimbursements - This bill was amended on June 15th. The amended bill would provide \$1 million or 80% of the unencumbered funds (*whichever is greater*) for the purpose of reimbursing Land Trusts for easement purchases, with a per acre cap of \$2,500/ acre (state funds) or 50% of the appraised value, whichever is less, and raise the amount for expenses incurred from \$5,000 to \$10,000/easement. – No update.
3. SB1232 - This is a new bill from Senator Mastriano which proposes to increase the dedicated annual state funding by adding 10% from the collected realty transfer tax. This bill also reduces the minimum subdivision size for a preserved farm from 50 acres to 25 acres. This bill also allows parcels less than 10 acres that are adjacent to preserved land or used to produce crops unique to the area to be eligible for the easement program. – No update.
4. PA Farm Bureau Updates
 - a. Mr. Wenk and Mark Clowney will be meeting with local State Representatives September 29th at a Farm Bureau legislative luncheon.
 - b. Eight bill package of legislation (House bills 2404-2411) referred to as the “Clean Streams Maintenance” package could see movement this fall. This package creates a more efficient approach to stream and waterway maintenance and empowers local governments to have control over the waterways in their municipalities. Mark will keep the Board updated on this.

II. Updates

A. Township Updates

1. Mt. Joy Township – Craig noted that he spoke to Supervisor Deamas and that they are interested in us coming to a meeting to discuss the possibilities of getting involved with Farmland Preservation again. Craig and Ellen will plan to go to a meeting.
2. Reading Township – No update.

B. LCAC Updates

1. Summer picnic was a success, and they are gearing up for the annual Road Rally.
2. Their preservation project with Hanover Shoe Farms is moving forward after there was some clarification regarding the use of the farm with a grassland's easement.

C. Parks Recreation and Green Space Grant Program Update

1. Kuhn's Wood, 30 acre parcel of land in East Berlin is currently being evaluated for the program. Kelly recently met with DCNR and will keep the Board posted on updates.
2. DCNR has opened a special fall Community Conservation Partnerships Program (C2P2) grant round which is open until October 27, 2022.

For the supplemental fall grant round, there is a lower match requirement for municipalities with populations under 5,000 people. For these communities, match is only 20% of the grant amount with no cap on project size. This lower match requirement makes the fall funding round an ideal opportunity for smaller municipalities to apply for grants.

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

E. PA Ag Discovery Center – No update

Executive Session Opened.

III. Round 14

A. Township Involvement –

1. Conewago and Union Appraisals are back, offers have been made and approved by the Commissioners. We are now waiting for the surveys to be completed.
2. Cumberland
Discussion on Cumberland Township's 2022 budgeted line item to partner with the County to preserve a farm in Cumberland Township.
3. Ellen reviewed the Financial Status Report for Round 14.

B. Federal Applications

Hopefully the remaining three applications will be at the October State Board meeting. We are waiting for some documentation from HSF to finalize these 3 farms.

C. Possible monetary donation to program – no update

D. Knackstedt Escrow Account Update

Ellen reviewed the Board's discussion from the last ACALPB meeting. She explained that per Solicitor Mudd, the remaining funds (\$11,984) need to be used for "conservation plan work" as specified in the Escrow Agreement. Mr. Yingling, Ellen and Kelly will discuss this with Mr. Knackstedt as well as the need to spend this money in a reasonable amount of time.

E. XIV54- Clarification of Offer, Utilize Cap

At the August 3, 2022 ACALPB meeting, a Motion was made to accept the farm appraisal on XIV- 54 with an offer \$3,267/acre, pending tax review. It was later realized that this farm will have to adhere to our County cap of \$3,000/acre.

F. Preliminary Request for Subdivision

Dennis Keiser Farm – Dennis' son wishes to build one permitted residence on the farm and utilize the one permitted subdivision for this purpose. Ellen showed the Board the proposed map; however, the plan is not finalized for approval.

IV. Round 15

A. Exclusion Application XV-21

The applicant requested that a well house located on this farm also be included in the total exclusion area. A revised map and exclusion letter will be sent to the landowner for review and approval.

B. Preliminary Ranking

Mark reviewed the Preliminary Scores for Round 15. Letters will be sent to landowners allowing them the opportunity to review the scores and contact us if they have concerns or questions.

Executive Session Closed and Call for Action as Needed

V. Executive Session Action Items

A. Approve XIV54 Clarification of Offer

Mr. Boyer made a motion to cap the offer on Application XIV54 at \$3,000/acre; seconded by Mr. Waybright. Motion carried.

There was a brief discussion that the Board may need to re-evaluate the cap amount in the future.

B. Round 15 Preliminary Ranking

Mr. Wenk made a motion that we proceed with site visits on the top 23 farms on the Round 15 Preliminary Ranking List; seconded by Mr. Weikert. Motion carried.

C. Round 14 – Cumberland Township Highest Ranking Farm

Mr. Wenk made a motion to use funds from Cumberland Township to utilize the Unique Purchase Scenario to preserve Application XIV25 which was the highest-ranking farm in Round 14 in Cumberland Township, and which ranked in the top 50%; seconded by Mr. Boyer. Motion carried. It is noted that Mr. Waybright abstained from voting.

D. Round 14 – Application XIV41

Mr. Wenk made a motion to proceed with the appraisal process on XIV41; seconded by Mr. Boyer. Motion carried.

E. Round 14 – Application XIV75

Mr. Boyer made a motion pending acknowledgement and signatures of new owners, to proceed with the appraisal process on XIV75; seconded by Mr. Collie. Motion carried.

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

A. 2022 Inspections

Now that Mark has completed the Preliminary rankings, he and Kelly will continue with inspections.

B. LCAC Trail Project – No update.

VII. *Program Guideline Changes (Tabled)*

VIII. Adjournment

Mr. Boyer made a motion to adjourn the September 7, 2022 ACALPB meeting at 9:15 pm. Mr. Wenk seconded the motion. Motion was approved unanimously.

Respectfully submitted,


LeighAnn Abraham, Secretary