

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD

Minutes of Regular Meeting

June 1, 2022

Attendance:

Members -Attending inperson:

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

Members -Attending by phone:

None

Absent:

Chad Collie, Ben Mearns, George Taughinbaugh, and George Weikert

Staff -Attending in-person:

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

Staff -Attending by phone:

None

Staff - Absent:

None

Guests:

None

The June 1, 2022 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:35 pm in the Planning Office Conference Room at the Adams County Agricultural & Natural Resources Center.

I. Board Business

A. Approval of April 6, 2022 Meeting Minutes

Mr. Wenk made a motion that the ACALPB approve the April 6, 2022 minutes as written. Mr. Waybright seconded the motion; motion was approved unanimously.

B. Public Comments

1. None

C. Meeting Highlights - The Board would like to continue with electronic distribution of Meeting Highlights.

D. New Business -There is no new business.

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. Ellen reminded the Board that our program has already completed one of these subdivisions. The Board is in general agreement with this language; however, they would rather it be up to the County to add, not mandatory.
2. SB64 - regarding Land Trust Reimbursements - This bill would raise the amount of Land Trust support to \$2.5 million for costs associated with purchasing ag easements, with a per acre cap of \$2,500/acre or 50% of the appraised value, whichever is less, raise the amount for

expenses incurred from \$5,000 to \$10,000/easement and raise the amount for transaction expenses from \$200,000 to \$500,000/year.

Ellen stated a survey has been sent to voting members of Pennsylvania Farmland Preservation Association for their input on both bills. She will share those results with the Board.

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.

Mr. Boyer made a motion that the Board not support this bill as currently written; Mr. Waybright seconded; motion was approved unanimously.

II. Updates

A. Township Updates

1. Cumberland Township

The township Finance Committee approved the use of \$30,000 annually into preserved farms in Cumberland Township. Ellen is hoping that this will be a reoccurring fund and can begin this year with a farm from Round 14.

2. Mt. Joy Township

There will be an ASA meeting Thursday, June 2. Craig Yingling will speak to them about the Preservation Program.

3. Reading Township

Mark met with both Janice Newcomer (a Round 14 applicant) and Sarah Kipp (LCAC) to discuss the various possibilities of preservation in Reading Township. Sarah and Janice attended Reading Township Supervisor's meeting this past month. They reported that the supervisors publicly inquired about putting language on the November ballot that would ask voters to support spending money on farmland preservation. Ellen emailed Sarah some language from the time Mount Joy Township and the County put language on their ballots.

B. LCAC Updates

1. Summer picnic – will be Sunday, August 14.

2. Hanover Shoe Farms- Mark noted that the supplemental appraisal report was approved by the state NRCS reviewer. It is now at the national headquarters for review.

C. Parks Recreation and Green Space Grant Program Update

New Round opened today and will stay open until August 29, 2022.

D. Eisenhower Drive Extension Project

Today was the Adams County Draft 2023-2026 TIP Public Information Meeting. The Eisenhower project was part of that discussion.

E. PA Ag Discovery Center – Update

Mark gave a brief update. He stated that the community letters of support made an impression on the Discovery Selection Team. Adams County is one of two sites being considered for the Discovery Center. We hope to hear back by the end of the month on the final selection. It was noted that that Center would need to stay relevant.

Executive Session Open

III. Round 14 (Round 14 Financial Report and Status Report)

A. Township Involvement - Updates (Also LCAC involvement)

1. XIV26 Appraisal review-ACTION needed
2. XIV34 - Kelly discussed conservation concerns including water access, over grazed land, etc.

B. Federal Applications

1. Update XIV 26 should settle in the next 6-8 weeks.
2. XIV 31, 27 and 33 will go to the August State Board meeting

C. Possible monetary donation to program - discussion

Ellen shared that a large donation to the preservation program is anticipated and explained how the donor would like the money to be allocated.

IV. Round 15

We have 46 preservation applications, six which are new. In Round 14, there were 80 applications (12 of which were Hanover Horse Farms).

Executive Session closed

V. Motions

- A. XIV-26 - 79.12 acres. Conewago is contributing toward this easement, so the landowners will receive 100% of the easement value. Ellen revised the financial report to reflect 25% county and 75% township contribution. A survey is needed on this property.

Ms. Kuhn made a motion that ACALPB offer 100% of the conservation easement to Round 14 application XIV26 (the county's portion will be 25% and the township will be 75%), pending Tax Services review of the appraisal, for a total of \$3,870 per acre. Mr. Boyer seconded the motion; motion was approved unanimously.

- B. Out of County Comparable Sales Letter-Rounds 14 and 15 - ACTION

Allow appraiser to use comparable sales from County of York for Round 14 and Round 15 appraisals due to lack of properties in Adams County.

Mr. Boyer made a motion to allow the appraiser to use properties in York County for Rounds 14 and 15; Ms. Kuhn seconded; motion was approved unanimously.

VI. Inspections, Transfers, Subdivision, Rural Enterprise Applications, Others

- A. 2022 Inspections – Mark and Kelly have begun the 2022 inspections.

B. Trail Project Update

Mark read an update from Sarah Kipp. A zoning hearing was scheduled for Monday, but their lawyer suggested they should postpone. The township wants all the liability waivers that were requested from the landowners

C. Smeltz Farm (formally Pringle) Update

Parking Lot Project completed. Mark and Kelly stopped by the farm during their inspection and documented the completed lot, and showed the Board photos.

D. Clowney Farm Rural Enterprise Application

Landowner is requesting permission to build a butcher shop, which could include future retail space associated with agricultural products primarily produced on the farm. The application proposes an 80x60 new building.

Mr. Wenk made a motion to approve the application; Mr. Boyer seconded; motion was approved unanimously.

E. Poultry (Avian) Influenza

Mark shared a map of current poultry farms in Adams County that he worked at the request of the South Central Task Force. The original information was provided by PEMA. He informed the Board that as of May 26th, 4.26 million birds in both Berks and Lancaster have tested positive for the Avian Influenza. Our office is on standby to help with tracking if needed.

VII. Program Guideline Changes (Tabled)

A. Federal Program - Possible incentives and requirements for participation.

1. Offer 100% Easement value (with \$3,000 cap) if they agree to do Federal (PDA ok with this)
2. Requirement that applicant be Owner/Operator to participate (PDA will let us know if okay)

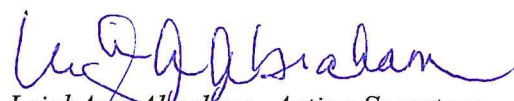
B. Farms to be recorded when necessary

1. ACALP Approval for Replacement of Existing Residence, Additional Residence, Subdivision Permitted Use/Rural Enterprise
2. Relinquishment of the additional house (waiting for State direction)
3. Donations to Program through Wills, Estate Planning, etc.

VIII. Adjournment

Mr. Wenk made a motion to adjourn the June 1, 2022 ACALPB meeting at 9:12 pm. Ms. Kuhn seconded the motion; motion was approved unanimously.

Respectfully submitted,


LeighAnn Abraham, Acting Secretary