

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD

Minutes of Regular Meeting

August 3, 2022

Attendance:

Members -Attending In-person:

Craig Yingling, David Wenk, George Taughinbaugh, Doyle Waybright, David Boyer, Ben Mearns, and Sidney Kuhn

Members -Attending by phone:

None

Absent:

Chad Collie and George Weikert

Staff-Attending in-person:

Ellen Dayhoff, Kelly Koch, and LeighAnn Abraham

Staff-Attending by phone:

None

Staff - Absent:

Mark Clowney

Guests:

None

The August 3, 2022 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:39 pm in the Planning Office Conference Room at the Adams County Agricultural & Natural Resources Center.

I. Board Business

A. Approval of July 6, 2022 Meeting Minutes

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

B. Public Comments

None

C. New Business

1. County website will be changing September 2022. We will notify the Board via email when this change occurs. This will affect email addresses.

D. 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.

There was discussion regarding adding to this bill that would allow a Count to re-record a deed of easement to accommodate the additional easement. This would allow us to make a change to the original easement instead of having two easements.

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.

In addition, it will raise the amount for transaction expenses from \$200,000/year to \$200,000 plus 20% of the unencumbered funds.

To qualify it must be a perpetual easement, a minimum of 10 acres, 50% or 10 acres of harvested cropland, pasture or grazing land, must be in an ASA and must have 50% class I-IV soils. There was discussion on pros and cons, specifically an easement of at least 10 acres.

The question was raised at the previous meeting regarding the minimum of 10 acres, and if this could be raised. Ellen reported that the language in SB64 mirrors Act 43. A 10 acre farm would still have to meet all of the other minimum criteria.

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 progress.
4. PA Farm Bureau Updates – Mr. Wenk and Mark Clowney will be meeting with State Representatives September 8th.

II. Updates

A. Township Updates

1. Mt. Joy Township – Mr. Yingling will follow up with Supervisor Scholle to discuss the possibility of revisiting their program.
2. Reading Township – Bond referendum. Land Conservancy spoke to Reading Township about putting money into projects. Ellen will follow up on this.

B. LCAC Updates

1. HSF supplemental appraisal is still under review at the national headquarters.
2. Summer picnic is August 15th.

C. Parks Recreation and Green Space Grant Program Update

1. East Berlin will be meeting with Kelly Koch in few weeks regarding a new project.
2. Budget discussion on putting money into Kuhn Woods Development.

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. Ellen is preparing documents for the commissioners to approve the offers.
2. Cumberland – Ellen will coordinate a meeting in the near future with Bea Waybright, her Accountant, Mr. Doyle Waybright and herself to discuss the tax benefits of land donation. Bea Waybright's farm is the highest ranking in Cumberland Township.

B. Federal Applications

1. August 19th is the settlement of HSF "Rahn" farm.
2. HSF – Five applications partnering with Conewago and Union Townships. Owner will receive 100% of the appraised easement value on all five farms because of the township involvement.

C. Possible monetary donation to program – no update

D. Knackstedt Escrow Account – Ellen and Kelly explained that the Knackstedt farm is a preserved farm that needed a lot of conservation work. The escrow account has an approximate balance of \$10,000. Ellen would like the Board to approve the release the remaining funds. The Board is in agreement that we need to resolve this.

E. Appraisal Reviews Approve Appraisal and Offer XIV-54

1. XIV-54 Appraisal Review and Offer. Survey is likely needed.

IV. Round 15

A. Exclusion Approvals Update

1. Board requested a Round 15 Applicant List. We will email this to the Board.
2. Most Exclusion Acknowledgement Forms have been returned. One form is still pending.

Executive Session Closed and Call for Action as Needed

V. Executive Session Action Items

A. Round 14 Appraisal Review/ACTION to Approve offer XIV-54

Mr. Wenk made a motion to accept the farm appraisal and offer \$3,267/acre, pending tax service review. Mr. Boyer seconded the motion. Motion carried.

B. Knackstedt Escrow Account

Mr. Boyer made a motion to release the remaining funds back to the bank. Mr. Wenk seconded the motion. Motion carried.

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

A. 2022 Inspections – Six Federal inspections were completed; no concerns.

B. LCAC Trail Project – No update.

VII. *Program Guideline Changes (Tabled)*

VIII. Adjournment

Mr. Boyer made a motion to adjourn the August 3, 2022 ACALPB meeting at 8:40 pm. Mr. Waybright seconded the motion; motion was approved unanimously.

Respectfully submitted,



LeighAnn Abraham, Secretary