

**ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD**  
**Minutes of Regular Meeting**  
**December 4, 2024 at 7:00 pm**

Attendance:

***Members -Attending In-person:***

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

***Members - Attending by phone:***

None

***Absent:***

Chad Collie, Dave Wenk and George Taughinbaugh

***Staff -Attending In-person:***

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

***Staff -Attending by phone:***

None

***Staff - Absent:***

None

***Guest:***

None

The December 4, 2024 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:00 pm in the Planning Conference Room at the Adams County Agricultural & Natural Resources Center.

I. Board Business

A. Approval of October 2, 2024, Meeting Minutes

**Mr. Waybright made a motion to approve the October 2, 2024, ACALPB minutes; Mr. Weikert seconded the motion. Motion was approved unanimously.**

B. Public Comments/Announcements

1. Staff Updates/Meetings/25,000 Acre Celebration/January meeting

a. PFPA – virtual meeting last week. There was a long discussion on HB 1777. PFPA voted against it; however, there is support to raise the incidentals from \$5000 to \$10000

b. Farmland Preservation RoundTable – The meeting went well. Great representation from other states. Mark did a presentation on

how we utilize our drone, and Ellen did a presentation on the Hanover Shoe Farm Project. Both were well received.

- c. 25,000 Acre Celebration – Celebration at the Maring farm went well despite very cold weather. Ellen thanked the Board and staff for all their hard work.
- d. January 2025 meeting will be held January 8<sup>th</sup> due to the New Year's Day holiday.

C. Board Appointments

1. Contractor Position – Position is still open. Ellen will reach out to Dave McClay (historical building background).
2. Municipal Official (due for reappointment) – Dave Boyer has committed to serving on the Board for another term.

D. New Business - none

E. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark and Dave W) –74<sup>th</sup> annual meeting was held in November. The current president was re-elected. There was mention of a decline in young farmers. The reauthorization of the Farm Bill has expired. How will this affect the future of the agriculture?
2. HB 1777 – Brennan – Unencumbered funds to go toward Land Trusts. See above.

II. Updates

A. Township Updates

1. Conewago – no new updates. Township is not receptive to putting money in their budget at this time toward the Hanover Shoe Farm applications. Ellen and Russell Williams will go back to them after the appraisals are received.
2. Cumberland – Putting money in their 2025 budget, approximately \$30,000.
3. Mt. Joy – Craig and Ellen attended a meeting. No further update.
4. Union – there is one Round 16 application in Union which hopefully will lead to future township financial participation.

B. LCAC Updates – Road Rally was a success.

C. Parks, Recreation and Green Space Grant Program

All projects were approved via Commissioner's meeting last week.

Kelly stated that the Tatman farm easement has settled. In addition, four projects have submitted their paperwork and will settle by the end of the year. They are: Boyer

Nurseries/Winding Rd., Boyer Nurseries/Cashtown Rd., Brad and Kim Waybright and Waybright/Main 146.

*Executive Session Opened*

III. Round 15- Please refer to Round 15 Financial/Status Report

- A. XV-38 / Mummert – survey complete. In process to State.
- B. XV-32 / Wolf – Subordination was not received. Application pulled. Costs discussion.
- C. XV-30 / Gladfelter – Offer accepted, survey in process.
- D. XV-59 / Ridinger – Offer accepted, survey in process.
- E. XV-01 / Resh – appraisal received. Tax Services reviewing.
- F. XV-46 / Prosser – appraisal ordered

IV. Round 16 - Please refer to Round 16 Ranking Report

- A. Stewardship Scores – Discussion
- B. XVI-34/Keller Farm/Brown Estate – Appraisal Ordered
- C. Tim Brown Estate Funds

*Close Executive Session and Call for Action as Needed*

V. Executive Session Action Items

- A. Round 15
  - 1. XV-32/Wolf - Program guidelines state we can charge applicant fees incurred. It was determined that we will proceed with seeking reimbursement for the attorney fees and appraisal fee.
  - 2. XV-01/Resh – Action to make offer

**Mr. Boyer made a motion to offer \$2,790/acre, 90% for a total of \$139,500; Mr. Weikert seconded. Motion carried.**

- B. Round 16

- 1. Stewardship scores complete. Action to approve final ranking.  
Four farms have been disqualified due to their stewardship score being below 21 points. Letters will be sent explaining why their farm was disqualified. Discussion regarding the possibility of any Federal Applications. Ellen will discuss with landowner.

It is noted that the ranking change the Board put into place in 2023 in regard to stewardship scores below 21 points is working.

**Ms. Kuhn made a motion to approve the ranking as presented and send letters to those four farms that were disqualified; seconded by Mr. Waybright. Motion carried.**

2. XVI-34 / Keller / Brown Estate – Action to ratify email vote to order appraisal.

**Mr. Boyer made a motion to ratify the email motion to order the appraisal for the Keller farm; second by Ms. Kuhn. Motion carried.**

3. Action to start appraisal process on top ranked farms.

**Mr. Boyer made a motion to start the appraisal process on the top four rankings in Round 16; seconded by Mr. Weikert. Motion carried.**

4. Tim Brown Estate/ Kinsella Farm (XVI-02)

Discussion on how best to use the remaining money in keeping with Tim Brown's wishes. Ellen will contact his family to discuss the Board's thoughts, and if they are ok with it, we will move forward. Ellen and Kelly will plan a visit with the Kinsella's so Kelly can look at the farm to make sure there aren't any major conservation planning issues.

**Mr. Boyer made a motion for Ellen to approach the Kinsella's with offer of \$1,800 as long as there are no major conservation plan issues and Mr. Brown's family agrees; Mr. Mearns seconded. Motion carried.**

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

- A. Inspections are complete.

VII. Program Guideline Changes

- A. Discussion/clarifications regarding Unique Purchase Situations – On Hold

Craig discussed getting a date for this at the January 2025 meeting.

VIII. Adjournment

**Mr. Boyer made a motion to adjourn the December 4, 2024 ACALPB meeting at 8:30 pm; Ms. Kuhn seconded. Motion was approved unanimously.**

Respectfully submitted,



LeighAnn Abraham  
Secretary