

**ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD**  
**Minutes of Regular Meeting**  
**October 2, 2024 at 7:00 pm**

Attendance:

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

Craig Yingling, Doyle Waybright, Ben Mearns and Sidney Kuhn (arrived 7:17 pm)

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

George Weikert and George Taughinbaugh

***Absent:***

Chad Collie, Dave Wenk, and David Boyer

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

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

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

None

***Staff - Absent:***

None

***Guest:***

None

The October 2, 2024 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:03 pm in the Planning Conference Room at the Adams County Agricultural & Natural Resources Center.

I. Board Business

A. Approval of September 4, 2024, Meeting Minutes

**Mr. Waybright made a motion to approve the September 4, 2024, ACALPB minutes; Mr. Mearns seconded the motion. Motion was approved unanimously.**

B. Public Comments – none.

C. Board Appointments

1. Contractor Position – In an effort to reach a different audience, Mr. Mearns offered to share the Contractor position advertisement on social media.

D. New Business

1. November Board Meeting Conflict

Mark and Ellen were invited to attend a regional Farmland Preservation Roundtable located in Lambertville. This is the same date as the November Board meeting. Ellen suggested cancelling the November Board meeting. The Board was in agreement. Ellen will reach out via email if there are any events/news that needs attention prior to the December ACALPB meeting.

2. 25,000 Acre Celebration

Mark is suggesting having this celebration in the spring as Mr. Maring is not feeling well. (The Maring farm put preservation in the County over the 25,000 acre threshold.) Ellen asked the Board about having the celebration on October 18, November 22 dates or possibly on an undetermined date in the spring. After further discussion, it was agreed that we will attempt to have the celebration on November 22 pending Secretary of Agriculture and County Commissioners' availability. Cumberland Township, neighboring townships, state representatives, commissioners, local preservation people will be invited.

E. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark and Dave W) – no updates
2. HB 1713 – Stambaugh – Additional house for each 80 acres. Letter was sent from the Board opposing HB 1713. No further updates.
3. HB 1777 – Brennan – Unencumbered funds to go toward Land Trusts. Ellen reminded the Board of their review and input from March 2021, March 2022 and January 2024. The Board did not support the bill, but did support raising the amount for reimbursement of expenses incurred in acquiring and transferring agricultural conservation easements from \$5,000 to \$10,000 per easement.

**Mr. Weikert made a motion to approve raising the amount for reimbursement of expenses incurred in acquiring and transferring agricultural conservation easements from \$5,000 to \$10,000 per easement; Ms. Kuhn second the motion; motion passed.**

4. SB798 – Mastriano – solar not permitted on Class I and II soils. No further updates.
5. SB288 - Mastriano – regarding small subdivisions if adding to another preserved farm. No further updates.

## II. Updates

### A. Township Updates

1. Ellen attended Cumberland Township meeting last week. They asked Ellen for her suggestion on an amount to put in their budget for farmland preservation. Ellen feels confident \$30,000 will be put in their 2025 budget.
2. Mt. Joy - Mr. Yingling and Ellen will be attending Mt. Joy township meeting on October 17th. Ellen and Mr. Yingling outlined the history of the Mt Joy program and stated that they expect to have a more in-depth conversation with the Supervisors and possibly their ASA Committee, at a later date. Discussion regarding assisting them with inspections; however, our staff simply does not have time. Mark suggested they contact the Land Conservancy and possibly hire them to do the inspections.
3. Straban – Ellen will be attending township meeting on October 7<sup>th</sup>. They seem to be very interested in partnering with us on a Round 16 application.
4. Union – Township has decided they do not wish to take advantage of the Unique Purchase Situation with the one farm in Union from Round 15. They would like to complete the current projects with us before committing to anything new.

### B. LCAC Updates – no update

### C. Parks, Recreation and Green Space Grant Program –

Kelly stated that the Commissioners' approved the following projects today.

#### Parks

- Abbottstown Borough - 9-hole disc golf course to an existing walking trail
- Oxford Township - Pavilion
- Hamiltonban Community Park - installation of water foundation, materials, etc.

#### Green Space Land Preservation

- Boyer Nurseries – \$20,000.00
- Boyer Nurseries – \$46,000.00
- Brad & Kim Waybright – \$12,976.00
- Waybright Main – \$39,740.00
- Chris & Jenna Waybright – \$9,086.00
- Sara Tatman – \$87,250.00

### D. Eisenhower Drive Extension Project – No update.

### E. PA Ag Discovery Center – No update.



***Executive Session Opened***

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

- A. XIV-43/Wolf – a letter sent setting an October 31, 2024 deadline for the landowner to either obtain a subordination from Rocket Mortgage or otherwise refinance in order to clear their title on the farm.
- B. XV-59/Ridinger Appraisal review: 175.91 acres, 90% is \$3,087, 87.46% is \$3,000/acre.

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

- A. Discuss any issues Ranking and cutoff for Phase I/Stewardship Scoring

Mark reviewed Final Scores – Round 16 – Adams County Farmland Preservation Program document.

There was an error in PPA map that was not connecting with the LESA scoring. Sarah Weigle rescored applicants with the most current PPA map. Only two farms were affected by this correction. A total of seven applications had their scores changed after further review. All scores were changed for the positive.

Three farms illustrated in gray were pulled out of ranking, as they are now being preserved in Round 15.

Mr. Weikert asked if applicants had the ability to offer to take a large Bargain Sale, such as accepting 50% of the easement value. This is not in our Program Guidelines at this time; however, there are other County Programs who offer this (Lancaster). Further discussion regarding 100% donations to the County. It was mentioned that we discuss this during our public meetings; and we will include this in the letters we send the applicants when we send them their final rankings.

Ellen suggested moving the number of farms to be visited for the Stewardship score to the top 21 to include XVI-56 (as Straban may be interested in budgeted money).

Application XVI-34 is the remaining portion of the Frey farm which ranked 41, and was a specific farm Tim Brown wanted preserved. Since it is receiving 100% funding from the Tim and Marcia Brown estate, we can pull it out of ranking order and not worry about it being in the top 50%. Ellen will send an email vote to begin the appraisal process on this farm. Such vote will need to be ratified at the December meeting.

***Close Executive Session and Call for Action as Needed***

V. Executive Session Action Items

- A. Round 15

1. XV-59/Ridinger

**Ms. Kuhn made a motion to make an offer of \$3,000, 87.64% of easement value; Mr. Waybright seconded. Motion carried.**

B. Round 16

1. Final Status Report and Map – ACTION to approve ranking and take action to conduct Stewardship visits on Phase I of applications

**Ms. Kuhn made a motion to approve ranking and stewardship scores on the top 21 applications; Mr. Mearns seconded. Motion carried.**

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

Clowney subdivision is finalized and recorded. Ellen attended the closing.

Inspections – no issues.


VII. Program Guideline Changes

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

VIII. Adjournment

**Mr. Waybright made a motion to adjourn the October 4, 2024 ACALPB meeting at 8:43 pm; Ms. Kuhn seconded. Motion was approved unanimously.**

Respectfully submitted,

  
LeighAnn Abraham  
Secretary