

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

Attendance:

Members -Attending In-person:

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

Members - Attending by phone:

George Taughinbaugh and George Weikert

Absent:

Chad Collie

Staff -Attending in-person:

Ellen Dayhoff, Mark Clowney, and LeighAnn Abraham

Staff -Attending by phone:

First Assistant Solicitor Sean Mott

Staff - Absent:

Kelly Koch

Guest:

None

The February 7, 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 January 3, 2024, Meeting Minutes

Mr. Wenk made a motion to approve the January 3, 2024, ACALPB minutes; Mr. Boyer seconded the motion. Motion was approved unanimously.

B. Public Comments – There were no public comments.

C. Reappointments

1. Three Citizen Positions: Ben Mearns, George Taughinbaugh and George Weikert will be re-appointed to the Board. No action needed.
2. Continue to search for Contractor Board member. Potential candidate, Ross Brownley, was not available to serve on the Board. Clarence Andrew was suggested as a candidate. George Weikert will contact Mr. Andrew.

- D. Reorganization (pending AC Commissioners' reappointments of Citizen Board Members) ACTION
1. Chairman
Mr. Wenk made a motion to have Craig Yingling remain as President; Ben Mearns seconded the motion; Motion carried.
 2. Vice Chairman
Mr. Boyer made a motion to have Dave Wenk remain as Vice Chairman; seconded by Ms. Kuhn. Motion carried.
 3. Secretary and Assistant Secretary
Mr. Boyer made a motion to have LeighAnn Abraham continue to serve as Secretary and Mark Clowney serve as Assistant Secretary; Mr. Mearns seconded the motion. Motion carried.
 4. Treasurer
Mr. Mearns made a motion to have Ellen Dayhoff remain as Administrator and Treasurer; Mr. Yingling seconded. Motion carried.
- E. New Business
1. Round 16
 - a. Date for public meeting and application cycle ACTION
Public meeting March 25, 2024, 1:00 pm and 7:00 pm
Round 16 opens April 1 and closes June 7, 2024.
Mr. Boyer made a motion to accept the March 25th date for the public meetings with times noted as well as the Round 16 application submission dates; Mr. Mearns seconded. Motion carried.
 - b. Mark stated that postcard announcing the public meetings have been printed and will be sent to preserved farm landowners, Round 15 remaining applicants and Round 16 inquiries. It was suggested we send postcards to municipalities as well.
- F. Legislative Updates/Issues
1. PA Farm Bureau Updates (Mark and Dave W) - Upcoming PA Farm Bureau Day in Harrisburg on February 29th regarding legislative issues.
 2. HB 1713 – Stambaugh – Additional house for each 80 acres. Letter was sent opposing HB 1713.
 3. HB 1777 – Brennan – Unencumbered funds to go toward Land Trusts.
 4. SB798 – Mastriano – solar not permitted on Class I and II soils.

5. SB288 - Mastriano – regarding small subdivisions if adding to another preserved farm

Executive Session Opened

Solicitor discussion regarding ranking and conservation plan requirement Adams County Solicitor, Sean Mott, attended tonight’s meeting via telecon to address the Board’s questions about a farm with considerable conservation issues.

In conclusion, the Board is in agreement they do not want to disburse money to this specific farmer with all his conservation issues. We will put this farm on hold until we get further information from the State. We will proceed on the next three farms in Round XV. We will revisit this at the March Board meeting.

Executive Session Closed

II. Updates

A. Township Updates

1. Straban – January 29th Meeting Update - Sarah Kipp from LCAC and Ellen talked to the Straban supervisors. There is only one application received in Round 15 that crosses into Straban Township. It is currently ranked 17. Supervisors suggested that LCAC and Ag Board discuss any possible projects and bring those projects to them for possible action.
2. Union – Ellen reached out to Union Township regarding current farms in the preservation process. The Township took action to partner with the County on three of the Union Township farms (XV-11, XV-19 and XV-22) to compensate them up to 100% of their easement values.

B. LCAC Updates - Annual dinner is March 14th at the Historic Society’s new museum.

C. Parks, Recreation and Green Space Grant Program Update

Mark shared that approval was received at today’s Commissioners’ meeting for funding and authorization to prepare Grant Agreements (with coordination with Solicitors’ office) for approval by the Commissioners at a future meeting:

- Freedom Township - \$25,000.00 for ADA Accessible Walking Trail
- Abbottstown Borough - \$19,047.33 for continuation of Phase 1 of the Recreation Park Master Plan (ADA steel benches, improvements to the pavilion, lighting and a volleyball court with net)
- GARA - \$18,746.60 for new swing set
- Adams County Library - \$7,616.00 to install Story Walk system at East Berlin and Carroll Valley Parks
- Conewago Township - \$18,145.00 for Cheetah Park Tennis Court Rehabilitation

- D. Eisenhower Drive Extension Project – nothing new
- E. PA Ag Discovery Center – Executive Director recruitment is ongoing.

Executive Session Reopened

- III. Round 14 - Please refer to Round 14 Financial/Status Report – No Updated Report
 - A. XIV-54 – State Board approved, waiting to go to settlement
 - B. XIV-11 – State Board approved, waiting to go to settlement
 - C. XIV-41 – waiting for landowner to obtain right of way
- IV. Round 15 - Please refer to Round 15 Ranking Report
 - A. XV-22 – waiting for new appraisal without exclusions
 - B. XV-33 – discussion pending Solicitor input (possible County only)
 - C. XV-21 – updated appraisal – action for updated appraisal
 - D. XV-44, XV-32 and XV-30 – possible action to start appraisal process

Executive Session Closed and Call for Action as Needed

V. Executive Session Action Items

- A. XV-33

Mr. Wenk made a motion pending further review with legal counsel to not proceed at this time with XV-33; Mr. Boyer seconded. Motion approved unanimously.

- B. XV-21

Mr. Wenk made a motion to approve the new appraisal for 88.5%, updated offer at \$3000/Acre; seconded by Mr. Boyer. Motion approved unanimously.

- C. ACTION to start appraisal process on next 3 farms (ranked 9 – 11).

Mr. Mearns made a motion to begin the appraisal process on the next three farms; applications XV-44, XV-32 and XV-30; Mr. Waybright seconded. Motion carried.

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

- A. Scott Farm – 83 acres. The Scott Farm went to public auction on Saturday, January 20. There were no bidders, but a few in attendance were interested after the auction closed. A father and son who own a Christmas tree farm operation in York County put in a tentative offer. Mark sent them information on the preservation program. .
- B. Horner Farm – Kelly and Ellen are planning on visiting the landowner to discuss their land development plan with new septic system by the barn.

C. JCP Inc. Rural Enterprise Application - ACTION

During 2023 annual inspections, a solar array was discovered on the JCP Farm in the existing building area. Staff supplied owner with information and the Rural Enterprise Application for renewable energy form. The solar panels are to support a greenhouse operation for fuel savings. Total site coverage is approximately .15 acres.

Mr. Wenk made a motion to accept JCP Inc Rural Enterprise for renewable energy application for solar panels to support their greenhouse operation;; Mr. Boyer seconded. Motion carried.

VII. Program Guideline Changes

- A. Discussion/clarifications regarding Unique Purchase Situations.
See Ms. Kuhn's suggestions.

Mr. Boyer made a motion to table this until the next meeting; Mr. Wenk seconded. Motion carried. Please review the sheet on Ms. Kuhn's comments for the next meeting.

VIII. Adjournment

Mr. Wenk made a motion to adjourn the February 7, 2024 ACALPB meeting at 8: 37 pm; Ms. Kuhn seconded. Motion was approved unanimously.

Respectfully submitted,


LeighAnn Abraham
Secretary