

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
January 8, 2025 at 7:00 pm

Attendance:

Members -Attending In-person:

Craig Yingling, Doyle Waybright, Dave Boyer, George Taughinbaugh, Ben Mearns, and Sidney Kuhn (arrived 7:06 pm)

Members - Attending by phone:

George Weikert

Absent:

Chad Collie and Dave Wenk

Staff -Attending In-person:

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

Staff -Attending by phone:

None

Staff - Absent:

None

Guest:

None

The January 8, 2025 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:01 pm in the Planning Conference Room at the Adams County Agricultural & Natural Resources Center.

I. Board Business

A. Approval of December 4, 2024 Meeting Minutes

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

B. Public Comments/Announcements

1. Staff Updates/Meetings - none

C. Reappointment - Municipal Official and Contractor Position

1. Municipal Official – Dave Boyer has agreed to serve another term.
2. Contractor position remains open

- D. Reorganization (*pending ACC reappointment of Municipal Board Member*)
1. Chairman – Craig Yingling
 2. Vice-Chairman – Dave Wenk
 3. Secretary and Assistant Secretary – LeighAnn Abraham/Mark Clowney
 4. Treasurer – Ellen Dayhoff
 5. Meeting Dates and Times – approved at previous meeting (first Wednesday of the month at 7:00 pm)

Ellen noted that the Administrator acts as Treasurer and Secretary and Assistant Secretary are staff positions appointed by the Board.

Mr. Boyer made a motion to accept the current Board and staff in the positions listed above; Mr. Taughinbaugh seconded. Motion carried.

E. New Business - none

F. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark) - 2018 Farm Bill expired for a second time on September 30, 2024. With the passage of the American Relief Act of 2025, the Farm Bill was extended to September 30, 2025. The extension does not fund all the previous programs. The Act also included Disaster Aid for agriculture that occurred during 2023 and 2024.

II. Updates

A. Township Updates

1. Conewago, Cumberland, Mt. Joy – no updates.
2. Union – Arentz farm is settling this Friday.
3. Germany - Zoning hearing for an Amish produce auction was held today at the Ag Center. It is not on a preserved farm, but Planning staff sat in on the hearing. No decision was made by the Adams County Zoning Hearing Board today. It was continued until February.

B. LCAC Updates – Mark noted that the most recent settlements will be discussed in the Green Space report.

C. Parks, Recreation and Green Space Grant Program

1. Two Boyer Nursery properties and S. Tatman project have gone to settlement.
2. The Adams County Library System has submitted their paperwork on two parks (storyboards).

D. Annual Allocation – Ellen reported that the Commissioners will approve the allocation for state match at their January 22nd public meeting. The total County match is \$657,677, which is made up of \$400,000 from the General Fund, \$175,197 from 2024 Clean and Green Rollback interest and \$82,480 of interest earned on past certified funds.

- E. Clean and Green Discussion – Ellen updated the Board regarding a preserved farm that received a C&G Rollback on a portion of the farm that was preserved but was split from the main farm by a road. When it was preserved, the mylar mapping (which is all we had at that time) showed that these pieces touched at the road, and therefore could be preserved with the main tract. With GIS technology, the Tax Services office determined that the less than 10-acre piece was NOT adjacent to the parent tract, they created a new tax parcel number and now that less than 10-acre piece is subject to Clean and Green Rollback, so they need to prove \$2000/year income. The landowners admittedly missed the deadline to submit this information, and they were levied a \$21,000 (approximate) tax. The concern was that this piece, with its own tax parcel number, could be sold and separated from the parent tract, which is not permitted in our program. Solicitor Mott met with our staff and determined that it was not an issue with the easement, as the easement should uphold, no matter how many tax parcel numbers there are. During the Board meeting we also learned of another farm that pushed out fruit trees, had the land lay idle as is normal farming practice, and they were charged a roll-back fee for that piece as it didn't produce the required income during the transitional crop rotation year. Ellen is gathering more information on that instance so she can discuss it with Stephanie Zimmerman at PDA as well as the County Solicitors office. There is a possibility that the law would need to be altered in this regard.

Executive Session Opened

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

- A. XV-38/ Mummert – February State Board meeting.
- B. XV-30/ Gladfelter – Offer accepted, survey in process.
- C. XV-59/ Ridinger – Offer accepted, survey in process.
- D. XV-01/ Resh – offer made.
- E. XV-46/ Prosser – appraisal ordered, survey is needed.

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

- A. XVI-34 / Keller Farm/Brown Estate – Appraisal received. Tax Service review complete. Ready to make offer.
- B. XVI-48 / UQF – There was an error in the acreage on the application. There was a 2nd tax parcel of 10 acres that should have been included.
- C. XVI-02 /Kinsella Farm/Brown Estate

Close Executive Session and Call for Action as Needed

V. Executive Session Action Items

- A. Round 15
 - 1. XV-46 – Prosser Action to make offer

Mr. Boyer made a motion to offer \$2,754/acre, 90% for a total of \$327,946.32; Mr. Waybright seconded. Motion carried.

- B. Round 16
 - 1. XVI-34-Keller/Brown Estate – Error on Agenda. No Action needed.

2. XVI-48/UQF-Action to approve additional 10 acres and revised LESA score. The ranking for this farm did not change.

Ms. Kuhn made a motion to approve XVI-48/UQF revised application and LESA score; Mr. Mearns seconded. Motion carried.

3. XVI-02 – Kinsella/Brown Estate – possible action to start appraisal process. Ellen and Kelly visited the Kinsella Farm. Kelly stated there are only minor conservation issues. It is noted that there are four houses currently on the property. The landowners are willing to take \$1,800/acre offer (remaining donation from Tim Brown).

Mr. Waybright made a motion to start the appraisal process, if the owners are willing to accept \$1,800/acre, and no exclusions; Mr. Weikert seconded. Motion carried.

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

- A. The Board was informed of the passing of two preserved farm landowners, Clara Todt of 2105 Centennial Road and the unexpected passing of Brett Pohlman of 1687 Centennial Road. It is unknown at this time what the future plans are for these two farms and their operations.

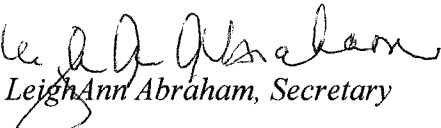
VII. Program Guideline Changes

- A. Discussion/clarifications regarding Unique Purchase Situations – On Hold
- B. Annual State Report reviewed with Board. Recertification due in 2025.
- C. Mr. Weikert and Mr. Waybright met with Ellen, Mark and Kelly in December to discuss possible ways to offer reduced easement values to applicants on our list. They discussed awarding points at the time of scoring to applicants willing to take less money sometimes known as tier pricing or bargain sales. Ellen discussed this with Matt Knepper of Lancaster County. He sent Ellen the language from their guidelines that refers to this option. A second option is to have applicants state on the application that they are willing to take a lesser amount, and we could purchase them out of ranking order similar to how we handle Township participation. Ellen is planning to reach out to Stephanie Zimmerman from the State to discuss how the State perceives these options.

VIII. Adjournment

Mr. Mearns made a motion to adjourn the January 8, 2025 ACALPB meeting at 8: 23 pm; Ms. Kuhn seconded. Motion was approved unanimously.

Respectfully submitted,


Leigh Ann Abraham, Secretary