

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
March 5, 2025 at 7:00 pm

Attendance:

Members - Attending In-person:

Dave Wenk, George Taughinbaugh, Dave Boyer, Sidney Kuhn and Doyle Waybright (arrived at 7:17 pm)

Members - Attending by phone:

George Weikert

Absent:

Craig Yingling, Ben Mearns and Chad Collie

Staff-Attending In-person:

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

Staff-Attending by phone:

None

Staff - Absent:

None

Guest:

None

The March 5, 2025 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:01pm in the Planning Conference Room at the Adams County Agricultural & Natural Resources Center. Vice President Dave Wenk called the meeting to order in President Craig Yingling's absence.

I. Board Business

A. Approval of February 5, 2025 Meeting Minutes

Mr. Weikert made a motion to approve the February 5, 2025, ACALPB minutes; Ms. Kuhn seconded the motion. Motion was approved unanimously.

B. Public Comments/Updates/Announcements - none

C. Board Appointment - Contractor Position

Tyler Nell submitted an application for the Contractor Board position. He is a well-known contractor, grew up on a preserved farm and now is owner of his

in-law's preserved farm. Ellen will submit his application to the Commissioners for approval.

Ellen stated that Dave Snyder, potential candidate, does not live in Adams County, however, he recommended Tyler Nell. Other contractors who were suggested did not return phone calls.

D. New Business – no new business

E. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark Clowney, Dave Wenk and Ben Mearns) – All three attended Farm Bureau's state and federal legislative update on Monday, March 3. Some topics included the state budget, Sunday hunting, dairy premiums, avian flu, food processing residuals, decommissioning solar facilities, whole milk, and the federal Farm Bill. Mark will send the Board copies of the legislative handouts. Mark noted that 9 of the 10 Adams County representatives had farmland preservation connections.

II. Updates

A. Clean and Green

Sherri Clayton-Williams, Mark Clowney and Ellen spoke with Stephanie Zimmerman, Bureau of PA Farmland Preservation Director to clarify the concerns we have regarding some rollback issues with the Clean and Green tax. A meeting with Solicitor Mudd and Mott will be planned for the near future to discuss and hopefully establish some policies.

B. Township Updates

1. Conewago Twp – Ellen and Russell Williams, Hanover Shoe Farms, will be attending a meeting in near future.
2. Cumberland Township – Ellen asked to attend their March 25th meeting to discuss moving forward on the Durboraw farm.

C. LCAC Updates – March 13, 2025 is the annual meeting at the Historical Society Museum. Mark mentioned that one project was delayed due to the Federal freeze, however, he anticipates the Straban Township project will likely move forward.

D. Parks, Recreation and Green Space Grant Program

2025 Budget has approximately \$200,000 for land projects and over \$500,000 for park and rec projects.

June 2 – August 29, 2025 is the open application period

Executive Session Opened (7:36 pm)

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

- A. XV-30/Gladfelter – Offer accepted, survey complete/installment request not starting until 2026. Mr. Weikert asked for further clarification on interest on installments. Lengthy discussion on interest purchases and how they work.
- B. XV-59/Ridinger – Offer accepted/survey in process/encroachment issue. Ellen has an appointment with the Ridingers this Friday, March 7th.

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

- A. XVI-44/HSF County only
- B. XVI-46/HSF County only
- C. XVI-43/HSF/UTZ 100% State Funds
- D. XVI 48/HSF County only
- E. XVI-34 / Keller Farm/Brown Estate – Offer made/Rocket Mortgage/No update
- F. XVI-02 / Kinsella Farm/Brown Estate – Appraisal ordered/No update
- G. XVI-31 / Durboraw – Special Project/Cumberland Township participation.

Ellen also mentioned Round 14, XIV-41 Apple Valley Acres, is finally going to settle on March 26th. Also, the Barb Martin easement from Round 15 will settle on March 7th.

Close Executive Session (8:02 pm) and Call for Action as Needed

V. Executive Session Action Items

- A. Round 16
 - 1. XVI-44/HSF/ACTION for offer; Tax Services review complete.
\$3,510/acre, 90% Cap of \$3,000 is 76.9% or \$643,770. Mr. Boyer made a motion to move forward with the cap of \$3,000/acre; seconded by Ms. Kuhn. Motion carried.
 - 3. XVI-43/HSF UTZ/ACTION for offer; Tax Services review complete.
\$3,000/acre, 88% of easement value, \$279,240. Ms. Kuhn made a motion to move forward with the cap of \$3,000/acre; seconded by Mr. Taughinbaugh. Motion carried.
 - 4. XVI-46/HSF/ACTION for offer pending review

Clean and Green LLC. \$7,029 is 90%, Cap of \$3,000/acre 38% \$472,290

Mark shared that this parcel is in three different zoning districts. The property contains agriculture, industrial, and residential zoning districts.

Mr. Waybright made a motion to move forward with the \$3,000/acre pending Tax Services review; seconded by Mr. Boyer. Motion carried.

5. XVI-48/HSF/ACTION for offer pending review

\$3,186/acre 90%, \$3,000 cap is 84.7% \$396,690. Ms. Kuhn made a motion to move forward with the \$3,000/acre pending Tax Service review; Mr. Taughinbaugh seconded. Motion carried.

6. **Mr. Boyer made a motion to make a recommendation to ask the Commissioner's to approve a 0% interest rate on installment payments; second by Mr. Taughinbaugh. Motion carried.**

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

- A. Mt. Joy Township preserved farm subdivision. Two separate legally described parcels within the same deed. The one allowable house will stay with the main farm.
- B. Ellis Farm additional house – formal approval

Farm originally preserved S&D Dayhoff. Additional house is being constructed. Ellen explained that a formal approval for the location of the new house on the farm was never made when the Board reviewed it.

Mr. Taughinbaugh made a motion to approve the current location of the house; Ms. Kuhn seconded the motion. Motion carried.

VII. Program Guideline Changes


- A. Discussion/Changes to Unique Purchase Situations Language

Ellen and Mark provided handouts for review. Ellen explained the different phases for Unique Purchases and taking farms out of ranking order. Discussion regarding lowering the cap for Phase III applicants. More discussion at the April meeting.

VIII. Adjournment

Mr. Boyer made a motion to adjourn the March 5, 2025 ACALPB meeting at 8: 41 pm; Ms. Kuhn seconded. Motion was approved unanimously.

Respectfully submitted,


LeighAnn Abraham, Secretary