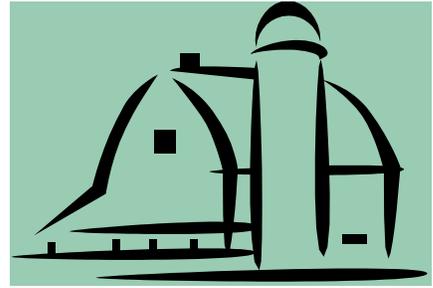


Greene County Farmland Preservation
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GREENE COUNTY FARMLAND PRESERVATION
MINUTES
September 19, 2012

I. CALL TO ORDER AND INTRODUCTION OF GUESTS

The meeting was called to order by Chairman Bill Cree at 6:00 p.m. in the Mezzanine Conference Room, 19 South Washington Street, Waynesburg, Pennsylvania. Those present were Bill Cree, Chairman; Dave Shipman, Vice Chairman; Rick Thistlethwaite, Treasurer; Jim Willis, Director; Lisa Snider, District Manager, Greene County Conservation District; and Laurel Rush, Ag Technician, Greene County Conservation District.

Director Corbly Orndorff arrived at 6:25 p.m.

II. PUBLIC COMMENTS

Ms. Snider noted that EQT representatives recently presented a check of \$1,000.00 as a donation for the administration of the Farmland Preservation Program. The Greene County Commissioners, Chairman Cree, and she attended the presentation at the Commissioners Meeting on September 6th, 2012.

III. APPROVAL OF MINUTES

A motion was made by Dave Shipman to approve the Minutes of the August 14, 2012 meeting. Rick Thistlethwaite seconded. (Motion Passed)

IV. TREASURER'S REPORT

Treasurer Thistlethwaite presented the Treasurer's Report as follows:

General GCCD FLP Account - \$0.00

FLP Board Fundraising Account - \$8,491.66

Easement Funds – Dept. of Agriculture & County of Greene - \$229,915.99

Ms. Rush noted that the additional income received in the FLP Board funding raising account was from the "Good Faith" payment of \$2,000.00 from Janet and Harley Gapen, a \$1,000.00 donation from EQT, and a small amount of interest.

Board of Directors: William Cree III, Chairman; David Shipman, Vice-Chairman; Richard Thistlethwaite, Treasurer; Charles Day, Secretary; Carl Biddle; James Willis; Corbly Orndorff, Archie Trader, Commissioner

A motion was made by Jim Willis to accept the treasurer's report as presented. Dave Shipman seconded. (Motion Passed)

V. CORRESPONDENCE

1. Western Region Farmland Preservation (FLP) Meeting

The meeting will be held on October 17th at 11:00 a.m. in Westmoreland County. Betty Reefer, FLP Coordinator, Westmoreland County, is organizing the meeting. Natural gas issues, right-of-ways, compressors stations, etc., as they relate to FLP, will be discussed. Currently, both Ms. Snider and Ms. Rush plan to attend the meeting; however, since it will conflict with the next Greene County FLP meeting, that could change. Chairman Cree and Vice Chairman Shipman are also interested in attending.

2. PA Farmland Preservation Association (PFPA) Fall Conference

The statewide conference will be held on October 30th and 31st in Franklin County. Day one of the conference will consist of mostly farms tours, with the second day, being the actual meeting day. The registration fee is \$50 and the deadline is October 19th.

3. Greene County Conservation District Director Nominations

A request for director nominations was received from the Greene County Commissioners. The term of Bradley Eisiminger, Farmer Director, will expire on December 31st, 2012. He is interested in serving another 4 year term. As a result of a resignation, a Public Director position is vacant. After discussion, the FLP board nominated Bradley Eisiminger as the Farmer Director and Dave Shipman as a Public Director.

4. Farm Bill Programs

The Natural Resources Conservation Service (NRCS) is currently accepting applications for Farm Bill Programs. The deadline for the first ranking period for Fiscal Year 2013 is October 19th, 2012

VI. OLD BUSINESS

1. James F. Willis and Pearl Willis Living Trust Easement 101 ac. (Parcel #2)

We continue to wait for the PA Department of Treasury to issue the easement checks.

2. ASA, Cumberland, Franklin, Jefferson, and Greene Townships

Cumberland Township – Has approved and recorded the additions of the Tom Willis and the Richard Phillips properties.

Greene Township – Has approved and recorded the addition of the Harley & Janet Gapen property.

Franklin Township – May not have the 250 acres needed to create an ASA.

Jefferson Township – Has the required acreage to create an ASA. Ms. Rush will meet with the Supervisors on September 27th to discuss the ASA creation process with them.

VII. NEW BUSINESS

James Willis, Cumberland Twp – No change from the August 14, 2012 GCFLP meeting. A clear title cannot be provided yet. Mr. Willis is continuing to pursue these issues. This easement application is pending.

Charles Harry, Morgan Twp – No change from the last GCFLP meeting. Appraisal release, W-9 and percent ownership with “good faith” payment were received by the August 31, 2012 deadline.

Harley & Janet Gapen, Greene Twp – The “good faith” payment and Janet’s signature were received by the August 31, 2012 deadline.

2. Attorneys proposals for easement purchase 2012

At the July 18, 2012 GCFLP meeting, the board agreed to request proposals from the Law Practices of Chambers and Pratt, Hook and Hook, and King and Grimes for the title search, title commitment/insurance, attendance to meetings when required, and review of all documents prior to submittal to the state/county. Proposals were received from Greg Hook of Hook and Hook and Jeffry Grimes of King and Grimes. As agreed at the August 14th, 2012 GCFLP, a phone poll was conducted and the majority of the Board chose to enlist the services of Greg Hook.

Consequently, a motion was made by Dave Shipman to enlist the services of Attorney Greg Hook for the 2012 easement purchase. Rick Thistlethwaite seconded. (Motion Passed)

The staff will need to forward the Notice to Proceed and an outline of the requirements to Attorney Hook.

A motion was made by Dave Shipman to send the Notice to Proceed letter to Attorney Hook. Jim Willis seconded. (Motion Passed)

3. Survey work/deed plotting - Miles Davin

For past easements, for a fee of \$50, Mr. Miles Davin has provided a plot of the deed description certifying that it meets the State Farmland Preservation Program closure requirement. If a full survey would be required, it would be quoted on a case-by-case basis and would be brought before the GCFLP for consideration.

A motion was made by Dave Shipman to enlist the services of Mr. Miles Davin to provide a plot of the deed description. Rick Thistlethwaite seconded. (Motion Passed).

4. County Program Evaluation

Work continues to revise the GCFLP By-Laws to ensure that the state program requirements are being met. Ms. Rush distributed a copy of the by-laws with the changes highlighted. She outlined the revisions as follows.

- The standard Commercial Equine Activity Amendment provided by the PA Bureau of Farmland Preservation was added.

- The County Only Minimum Criteria refers to Appendix D, Crops Unique to the Area. Since Greene County does not have any unique crops, it was not included in the By-Laws. The Board suggested that we make a reference that we have not identified any unique crops.
- Update submission procedures to the PA Bureau of Farmland Preservation. Electronic submission is now available through the PAFARMLAND system. The State has not developed any standard language to outline this submission process. The GCFLP Board suggested including the wording "electronic submission per state requirements through the PAFARMLAND system".
- The current By-Laws do not include non-profit participation, donations, or cross county participation. Standard language for items could not be found.
- A description of continuous properties needs to be added.

Doug Wolfgang, Executive Director, PA Bureau of Farmland Preservation, offered to review the changes prior to submission to the FLP State Board.

After discussion, a series of motions were made to adopt the following updates/changes to meet the State program re-certification requirements:

A motion was made by Corbly Orndorff to approve Appendix J, the Commercial Equine Language. Dave Shipman seconded. (Motion Passed).

A motion was made by Jim Willis to accept the update of the Board of Directors and their terms. Dave Shipman seconded. (Motion Passed).

A motion was made by Dave Shipman to include electronic submission of the encumbrance package as the state requires. Rick Thistlethwaite seconded. (Motion Passed).

A motion was by Corbly Orndorff to accept the revision of Appendix D, Specialty Crops to reflect that no specialty crops have been identified in Greene County at this time. Dave Shipman seconded. (Motion Passed).

A motion was made by Dave Shipman to add a definition of continuous language in accordance with Act 44, dated 2011. Rick Thistlethwaite seconded. (Motion Passed).

Items 20, 21, and 22 on the re-certification checklist will be brought before the board at the October, 2012 meeting.

5. Farmland Preservation Board of Directors 2013 Appointments

The terms of David Shipman and Richard Thistlethwaite will expire in October, 2012. Both gentlemen are interested in serving another 3 year term.

A motion was made by Jim Willis to submit a letter to the Greene County Commissioners recommending their reappointment. Corbly Orndorff seconded. (Motion Passed)

IX. OUTREACH

Greene County Conservation District will be hosting a Field Day on October 20th, 2012 at the Jim Willis farm in Cumberland Township. Agricultural Best Management Practices (BMP's) will be highlighted, there will be a demonstration of the lime spreader, and information will be distributed regarding many agricultural programs including, farmland preservation. Anyone interested in attending, should contact the GCCD office.

X. DISCUSSION OF STAFF REPORTS

For informational purposes, Ms. Rush distributed copies of the PA Farmland Preservation Association's By-Laws. (PFPA)

With the transfer of Jeremy Kelly to the Department of Planning and Economic Development, and the resignation, after a very brief stay, of Ty Basinger, three staff members remain working at GCCD at this time. Another is currently on maternity leave, and should return the first week of October. The two vacant positions, the Watershed Specialist and E&S Technician II, have been advertised and hopefully will be filled soon.

For those not present at the beginning of the meeting, Chairman Cree and Ms. Snider announced that EQT donated \$1,000.00 to the Greene County Farmland Preservation Board for the administration of the program. The Board agreed to send a similar donation request to Dominion and instructed the staff to do so.

VIII. NEXT REGULAR MEETING

The next regular meeting was changed and will be held on October 24th at 6:00 p.m.

IX. ADJOURNMENT

With no further business to discuss, a motion was made by Dave Shipman to adjourn the meeting at 7:00 p.m. Jim Willis seconded. (Motion Passed)

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