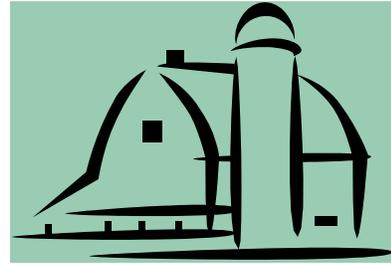


Greene County Farmland Preservation  
19 South Washington Street, Suite 150  
Fort Jackson Bldg Mezzanine  
Waynesburg, PA 15370  
724-852-5278  
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GREENE COUNTY FARMLAND PRESERVATION  
MINUTES  
January 16, 2013

I. **CALL TO ORDER AND INTRODUCTION OF GUESTS**

The meeting was called to order by Vice Chairman Dave Shipman at 1:05 p.m. in the Mezzanine Conference Room, 19 South Washington Street, Waynesburg, Pennsylvania.

**Board members** present were William Cree III, Chairman; Dave Shipman, Vice Chairman; Rick Thistlethwaite, Treasurer; Jim Willis, Director; Charles Day, Secretary; Archie Trader, Greene County Commissioner.

**Guests:** Sarah Tuttle

**Staff:** Lisa Snider, District Manager, Greene County Conservation District, Laurel Rush, Ag Technician, Greene County Conservation District; Rebecca Salosky, Fiscal Officer, Greene County Conservation District.

Chairman Cree entered the meeting at 1:10 p.m.

II. **REORGANIZATION- ELECTION OF VICE CHAIRMAN, TREASURER, & SECRETARY**

**Chairman** – *Chairman was re-appointed by the Greene County Commissioners at their January 3, 2013 Public Meeting.*

*A motion was made by Jim Willis to retain the 2012 slate of officers for 2013, Dave Shipman seconded. (Motion Passed)*

**Vice Chairman** – *Dave Shipman*

**Treasurer** – *Rick Thistlethwaite*

**Secretary** – *Charles Day*

*A motion was made by Dave Shipman to hold the GCFLP Board Meetings for 2013 from January to April at 1 p.m. and the remainder of the year the meeting will be held at 6 p.m. in the Fort Jackson Mezzanine Conservation District Conference Room, Charles Day seconded. (Motion Passed)*

III. **PUBLIC COMMENTS**

There were no Public Comments.

IV. **APPROVAL OF MINUTES**

*A motion was made by Jim Willis to approve the Minutes of the December 19, 2012 meeting. Rick Thistlethwaite seconded. (Motion Passed)*

## V. TREASURER'S REPORT

Treasurer Thistlethwaite read the Treasurer's Report as follows:

FLP Board Fundraising Account - \$7,363.84

Easement Funds – Dept. of Agriculture & County of Greene – \$132,935.49

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

## VI. CORRESPONDENCE

A letter was sent to Mr. Carl Biddle regarding his GCFLP Board appointment. Simultaneously, Mr. Biddle spoke to Robbie Matesic and verbally reported his resignation. The Commissioners have been made aware of Mr. Biddle's resignation and will consider a replacement as quickly as possible. Mr. Biddle has served on the board since 2006.

***A motion was made by Dave Shipman to send Mr. Biddle a letter of appreciation and recognition of his service to the board. Jim Willis seconded. (Motion Passed)***

A right-to-know request was received for the Greene County Agriculture Security Area (ASA) parcel list from the Southwestern Pennsylvania Planning Commission (SPC) to use as a planning tool to identify the agriculture areas in the County. The request was submitted to our department's Right-to-Know Officer, Jeremy Kelly, Department of Economic Development, who submitted the request to Jeff Marshall, Chief Clerk, for approval.

## VII. OLD BUSINESS

### 1. ASA, Franklin and Jefferson Townships

Franklin Township – Does not have the minimum 250 acres needed to create an ASA. Currently the formation of the new ASA is on hold due to the fact that interested landowners have only identified 73 acres for inclusion. ASA law (Act 43) requires a minimum of 250 acres to create an ASA.

Mr. Orndorff was not available for an update concerning the Franklin Township ASA development.

Jefferson Township – They now have the required 250 + acres to create an ASA. Currently applications totaling 423 acres for the formation of the ASA have been received from interested landowners. The township is moving forward and will need to submit a letter to the Greene County Planning Commission notifying them of their intent to create the ASA.

## VIII. NEW BUSINESS

### 1. 2012 FLP Agricultural Easement

**a. James Willis (53 acres) Cumberland Twp** – No change was reported from the October 24, 2012 GCFLP meeting. A clear title cannot be provided yet. Mr. Willis is continuing to pursue these issues. This easement application is pending.

**b. Charles Harry, Morgan Twp**

1. High Rank & Appraisal Release Letter – Completed.
2. Title Search – Greg Hook is currently working on the title search.
3. Appraisal Report – No action can be taken until title search is cleared.
4. Survey Plot – No Action
5. Offer Letter – No Action
6. Agreement of Sale – No action

**c. Harley & Janet Gapen, Greene Twp**

1. High Rank and Appraisal Release Letter – Completed.
2. Title Search - Completed.
3. Appraisal Report – Completed
4. Survey Plot –The farm was encumbered with the acreage discrepancy and will need to be cleared prior to closing. If the Gapen's would like to be included on the April 18th PA FLP Board meeting agenda, the issue will need to be resolved and the correction submitted to the GCFLP Board prior to March 15, 2013.
5. GCFLP's Attorney Greg Hook, submitted a letter to the GCFLP Board outlining the steps that need to be taken regarding the acreage discrepancy. Also, a cover letter referencing Attorney Hook's recommendations to clear the acreage discrepancy, along with the survey plot provided by Miles Davin that depicts the exceptions and possible errors, may be provided to the Gapens. These documents will be useful in clearing the title and acreage discrepancy so that a title commitment may be developed by Attorney, Greg Hook.  
**A motion was made by Dave Shipman to send the documents to the Gapens so that the acreage discrepancy can be resolved. Charles Day seconded. (Motion Passed)**
6. Offer Letter – Completed
7. Agreement of Sale – Completed.

**IX. OUTREACH**

Ms. Rush noted that FLP outreach and advertisement will depend on funding levels for 2013. This should be known by the February meeting. ASA outreach will continue during the 2013 year as last year.

**X. DISCUSSION OF STAFF REPORTS**

Lisa Snider noted that she was working with the Greene County Conservation District (GCCD) Board to identify uses of funds they received from the Unconventional Gas Well Fund which was derived from the Act 13 Natural Gas Impact Fee passed last year by Governor Corbett. The funds that GCCD will be receiving for the 2011-2012 FY are for administrative expenses only. GCCD supplied the State Conservation Commission (SCC) with a proposed budget that includes GCFLP administrative funds to

promote the program and a portion of the \$5,000 loan to the GCFLP from GCCD in 2011. If the SCC approves the budget as proposed they may consider forgiving the GCFLP loan.

**XI. NEXT REGULAR MEETING: Will be on February 20, 2013 at 1:00 p.m. in the Mezzanine Conference Room.**

**XII. ADJOURNMENT**

***With no further business to discuss, a motion was made by Dave Shipman to adjourn the meeting at 1:30 p.m. Charles Day seconded. (Motion Passed)***