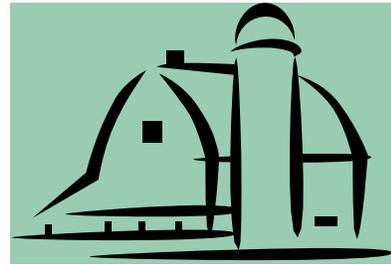


Greene County Farmland Preservation
19 South Washington Street, Suite 150
Fort Jackson Bldg Mezzanine
Waynesburg, PA 15370
724-852-5278
724-852-5341 fax



GREENE COUNTY FARMLAND PRESERVATION
MINUTES
March 20, 2013

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

The meeting was called to order by Chairman William Cree at 1:20 p.m. in the Mezzanine Conference Room, 19 South Washington Street, Waynesburg, Pennsylvania.

Board members present were William Cree III, Chairman; Rick Thistlethwaite, Treasurer; Jim Willis, Director; and Richard Belding, Director.

Guests: None

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.

II. **PUBLIC COMMENTS**

There were no public comments.

III. **APPROVAL OF MINUTES**

A motion was made by Jim Willis to approve the Minutes of the February 20, 2013 meeting. Rick Thistlethwaite seconded. (Motion Passed)

IV. **TREASURER'S REPORT**

Treasurer Thistlethwaite read the Treasurer's Report as follows:

FLP Board Fundraising Account - \$7,270.21

Easement Funds – Dept. of Agriculture & County of Greene – \$208,180.49

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

V. **CORRESPONDENCE**

1. **PFPA Spring Conference, April 4, 2013, State College, PA**

At the February 20th, 2013 GCFLP meeting, the board deferred a decision regarding the attendance of this meeting until this time.

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

After discussion, a motion was made by Rick Thistlethwaite to approve the attendance of one person, with a registration fee of \$60.00. Richard Belding seconded. (Motion Passed).

Also included in the correspondence, was a request for PA Farmland Preservation Association (PFPA) membership dues. Dues for a Voting Member are \$50.00 per year and for a Non-Voting Member, \$25.00.

A motion was made by Richard Belding to approve the payment of \$50.00 for the Voting Membership dues. Rick Thistlethwaite seconded. (Motion Passed).

2. Franklin Twp. Sewer Authority, Wastewater Treatment Plant Upgrade and Expansion

At the December 19th, 2012 meeting, it was noted that all project review requests regarding the impact to Agricultural Security Areas (ASA) or agricultural easements will be brought before the GCFLP Board.

This project calls for an upgrade and expansion of an existing facility, no ASA's or agricultural easements should be impacted.

3. H.B. 920 – Wind Power Generation on Preserved Farms

The Bill addresses wind power generation at a commercial level on preserved farms and will be discussed at the upcoming PFPA meeting in State College, PA.

Since the topography of Greene County is not suitable for commercial wind power generation, the GCFLP board took no official position on the matter.

VI. OLD BUSINESS

1. ASA – Franklin and Jefferson Townships

Jefferson Township – They approved their ASA at their March meeting; however, it has not been recorded. Ms. Rush assisted the Township Secretary with the wording of the Resolution and it is expected to be recorded later this month.

Franklin Township – At the February 20th, 2013 GCFLP meeting, it was noted that the township did not have the 250 acres required to create an ASA. Recently, however, Mr. Corbly Orndorff submitted an ASA application and once the soils inventory is complete, the 250 acre requirement should be met and the township may begin the process of forming an ASA.

2. 2012 Inspection Report – William Cree, Jr.

At the last meeting of the GCFLP Board, on February 20th, 2013, the implementation schedule for Best Management Practices (BMP) was discussed and action was taken to accept the inspection report without violation.

To address the problems noted in the inspection report, Mr. Cree read a letter from Gary Six & Son of H.T. Fence. It states that they have been contracted by the Cree's to complete the stream crossing and fencing, however, due to inclement weather, they have been unable to complete the work. Pending favorable weather, the work will be completed within the next 60 days. Mr. Cree presented the letter to Ms. Rush for filing.

3. 2012 FLP Agricultural Easements

- a. James Willis, (53 ac) Cumberland Twp. – On-hold
Clear title is still being pursued.
- b. Charles Harry, Morgan Twp.
 1. High rank & appraisal release letter - Completed
 2. Title Search – Pending – A meeting was held with Greg Hook, following the last GCFLP meeting on February 20th, 2013. He has advanced his research into the early 1900's but has not yet discovered the deed where the Pittsburgh coal seam was severed, as required by the program. Thus far, no problems with the surface coal ownership have been found.

As with the Gapen property, there may be a slight problem with the legal description of the property that will need to be corrected. This however, should not affect the encumbrance of the property.
 3. Appraisal Report – Cannot be completed until the results of the Title Search are received. Scott York of York Realty will be completing the Appraisal Report. He is aware that a request may soon be made to schedule the appraisal.
 4. Survey plot – Pending.
 5. Offer letter – Pending.
 6. Agreement of Sale – Pending.
- c. Harley & Janet Gapen, Greene Twp. – Encumbered
This farm has been tentatively placed on the list for the April 18, 2013 PFLP board meeting.
 1. High rank & appraisal release letter - Completed
 2. Title Search - Completed
 3. Appraisal Report - Completed

4. Survey plot – As discussed at the February 20th, 2013 GCFLP meeting, the corrective deed was needed for the acreage discrepancy. The correction was filed and recorded at the office of the Greene County Register and Recorder on February 28th, 2013 based on the deed plot provided by Miles Davin (112.070 acres). A copy has been submitted to Attorney Greg Hook for his review.
5. Offer letter – Completed
6. Agreement of Sale - Since the original Agreement of Sale was based on 109.8 acres, the PA Bureau of Farmland Preservation (PABFP) recommended that the Agreement of Sale, and any other exhibits that referred to the acreage, be redrafted to include the correct acreage. The redrafted Agreement of Sale has been completed and has been signed by Janet and Harley Gapen. At this time, the revised Agreement of Sale was presented for the signature of the Chairman and Vice Chairman of the GCFLP Board.

In accordance with GCFLP by-laws, easement offers are based on a price per acre. At their November 21st, 2012 meeting, the GCFLP Board approved an offer of \$850 per acre for the Gapen Easement. The acreage correction results in an increase of \$2,014.50 for a total easement value to \$95,259.95.

A motion was made by Jim Willis to accept the acreage change and the amount of the easement. Rick Thistlethwaite seconded. (Motion Passed).

The Title Commitment could not be issued until the acreage discrepancy was corrected. After correction, Attorney Greg Hook indicated that the Title Commitment should be completed by the end of the week (March 22, 2013).

The PA Bureau of Farmland Preservation has reviewed the appraisal completed by Scott York of York Realty and found that two minor additions are needed. Additional detail is needed regarding the farmland comparables; as to limiting factors and why they would stay as farmland. Secondly, soil data is needed for each comparable.

Registered Surveyor, Miles Davin, will re-plot the parcel per the new deed description.

IX. OUTREACH

The application period for the Greene County Farmland Preservation Program was advertised in the recently published newsletter of the Greene County Conservation District. As required at the start of an application period, all landowners in an approved ASA will be notified by

mail. The application period must also appear in two public notices in the newspaper.

Ms. Rush noted that she plans to attend the annual meeting of the Greene County Farm Bureau and Greene County Cooperative Extension on March 27th, 2013. She will have information regarding the GCFLP program.

Ms. Snider added that the GCCD is planning a service fair to coincide with National Soil and Water Stewardship Week as promoted by the National Association of Conservation Districts. This is held the last week of April through the first week of May.

X. DISCUSSION OF STAFF REPORTS

XI. NEXT REGULAR MEETING: Will be on April 17, 2013 at 1:00 p.m. in the Mezzanine Conference Room. It was noted that the May meeting will be held at 6:00 p.m.

XII. ADJOURNMENT

With no further business to discuss, a motion was made by Jim Willis to adjourn the meeting at 1:50 p.m. Rick Thistlethwaite seconded. (Motion Passed)