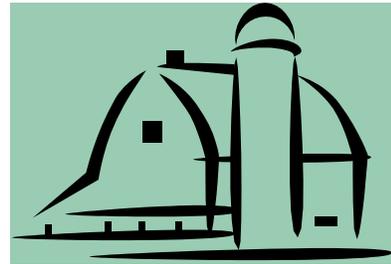


Greene County Farmland Preservation  
19 South Washington Street, Suite 150  
Waynesburg, PA 15370  
724-852-5278



GREENE COUNTY FARMLAND PRESERVATION  
MINUTES  
JULY 23, 2014

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

The meeting was called to order by Chairman Bill Cree at 1:00 p.m. in the Mezzanine Conference Room, 19 South Washington Street, Waynesburg, Pennsylvania.

**Board members** present were Bill Cree, Chairman; Dave Shipman, Vice Chairman; Rick Thistlethwaite, Treasurer; Archie Trader, Greene County Commissioner; and Jim Willis, Director.

**Staff:** Lisa Snider, District Manager and Laurel Rush, Ag Technician

**II. PUBLIC COMMENTS**

There were no public comments.

**III. APPROVAL OF MINUTES**

***A motion was made by Dave Shipman to approve the minutes of the May 21, 2014 meeting. Jim Willis seconded. (Motion Passed)***

**IV. TREASURER'S REPORT**

Treasurer Thistlethwaite read the Treasurer's Report as follows:

**FLP Board Fundraising Account - \$7,291.40**

**Easement Funds – Dept. of Agriculture & County of Greene – \$180,241.31**

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

**V. CORRESPONDENCE**

**1. PFPA – Booth at Ag Progress Days- August 12-14, 2014 Rock Springs, PA**

PFPA is seeking volunteers to work in the booth during the event.

**VI. OLD BUSINESS**

**1. Agricultural Security Area (ASA) - Franklin, and Greene Townships**  
**Franklin Township** – The Township continues to work to establish an ASA.

Greene Township – In accordance with the laws governing the program, if no action is taken by the Township within 180 days of the receipt of the application, the parcel is automatically added to the ASA. Ms. Rush estimated that the 180 days have passed. She will need to contact the Township to ask them to record the ASA at the Greene County Register and Recorder's Office.

Ms. Rush noted that Mr. John Greenwood recently contacted the office to request information regarding an ASA.

Chairman Cree requested program information for a neighbor.

**2. Charles Harry, (162.043 acres) Morgan Township**

- 1) High rank & appraisal release letter (Completed)
- 2) Title Search (Completed)
- 3) Appraisal Report (Completed)
- 4) Survey plot (Completed)
- 5) Offer letter (Completed)
- 6) Agreement of Sale (Completed)
- 7) Closing – Completed.

Mr. Harry is currently negotiating a pipeline agreement with EQT that may include the placement of a metering station on this parcel.

The Utility Section of the Program By-Laws allows for the pipeline; provided that the Easement requirements are met. Two of those requirements include that 50 percent of the parcel must be cropland and 50 percent must be Class I-IV soils. A large area, under the USDA Conservation Reserve Enhancement Program, is excluded from the rankings for the parcel, and limits any additional disturbance.

Ms. Rush met with EQT officials and Mr. Harry to ensure that the proposed project would not affect the easement on the property. EQT officials indicated that they would try to limit the area of disturbance, including the access road, to less than 1 acre.

**VII. NEW BUSINESS**

**1. 2013 GCFLP Agricultural Easements (Update) *listed in ranking order***

- a. Jim Willis (53 ac) Cumberland Township. – On hold  
Surface coal issue, Clear title being pursued.
- b. Jim Willis (30 ac) Cumberland Township - On hold.  
Surface coal issue, clear title being pursued.
- c. Richard Phillips (107.62 ac) Cumberland Township
  - 1) High rank & appraisal release letter (Completed)
  - 2) Title Search- (Completed)
  - 3) Appraisal Report – General Appraiser, Scott York, York Realty has completed the appraisal report. Ms. Rush distributed a portion of the report that includes the comparables and the easement value calculations that

she reviewed as follows.

The small parcel/residential mean adjusted value is \$6,454/acre. The large tract/farm sales mean adjusted value is \$2,101/acre. The difference between small parcel/residential mean adjusted value and large tract/farm sales mean adjusted value is the easement value. The Phillips easement value is \$4,353/acre for a total of \$468,469.86 for the proposed 107.62 acre agricultural easement.

The Greene County Farmland Preservation By-Laws allows a maximum of \$2,000 per acre to be offered for an easement.

Also, in accordance with the By-Laws, if a lessor amount of the easement value is offered and the applicant refuses the offer, they would be eligible for a full refund of the “good faith” payment.

As referenced in the above Treasurer’s Report, approximately \$180,241.31 (minus \$5,000 for administrative fees) is available for easement purchases.

***A motion was made by Rick Thistlethwaite to accept the appraisal report prepared by York Realty and to pay \$2500 for this report as quoted. Jim Willis seconded. (Motion passed)***

4) Survey plot (Action) No Action was taken; survey plot was not received prior to the meeting.

5) Offer letter (Action)  
After some discussion focused on funding available for this easement and future easements.

***A motion was made by Dave Shipman to offer Mr. Phillips \$1300/acre for his approximately 107.6 acre agricultural easement. Rick Thistlethwaite seconded. (Motion passed)***

6) Agreement of Sale

## VIII. OUTREACH

Greene County Fair Display – The conservation district has a new space at the fairgrounds. Farmland information will be there. Board members are encouraged to come spend some time there.

## IX. DISCUSSION OF STAFF REPORTS

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

**X. NEXT MEETING**

The next meeting is scheduled to be held on **August 27, 2014 at 6:00 p.m.**

**XI. ADJOURNMENT**

*With no further business to discuss, a motion was made by Rick Thistlethwaite to adjourn the meeting at 1:40 p.m. Dave Shipman seconded. (Motion Passed)*