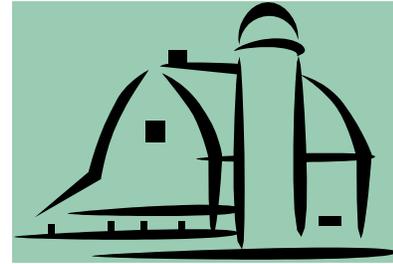


Greene County Farmland Preservation
19 South Washington Street, Suite 150
Waynesburg, PA 15370
724-852-5278



Greene County Farmland Preservation Minutes

June 17, 2015

Mezzanine Conference Room
Fort Jackson Building
Waynesburg, PA

I. Call to Order and Introduction of Guests

The meeting was called to order by Chairman, Bill Cree, III at 1:25 p.m. in the Mezzanine Conference Room, Fort Jackson Building, Waynesburg, PA.

Greene County Farmland Preservation Board (GCFLP) Members present were Bill Cree, III, Chairman; Dave Shipman, Vice Chairman; Rick Thistlethwaite, Treasurer; Richard Belding, Director; Jim Willis, Director; Corbly Orndorff, Township Supervisor; and Archie Trader, Greene County Commissioner.

Staff: Lisa Snider, District Manager, Greene County Conservation District; and Karlie Wright, Agricultural Technician, Greene County Conservation District (GCCD).

II. Public Comments

There were no public comments.

III. Approval of February 18, 2015 minutes

A motion was made by David Shipman to approve the minutes of the February 18, 2015 meeting. Corbly Orndorff seconded. (Motion Passed)

IV. Treasurers Report

Mr. Thistlethwaite read the Treasurer's report as follows:

GCFLP Board Fundraising Account - \$5,628.77

Easement Funds – Dept. of Agriculture and County of Greene - \$125,972.56

A motion was made by Archie Trader to accept the treasurer's report as read. Richard Belding seconded. (Motion Passed)

V. Correspondence

GCFLP received a letter from EADS Group concerning a wastewater treatment facility and collection system in Dunkard Township. Karlie Wright prepared a letter to confirm for the EADS Group that they would not be intruding on any ASAs or preserved farms when they add the wastewater line because there are no ASAs in the township. The nearest ASA and preserved farm is in Greene Township.

VI. Old Business

1. Agricultural Security Area (ASA) – Franklin Township

The Franklin Township ASA has been recorded as of May 13, 2015. There are 803.76 acres and 5 landowners in the program currently.

2. New Cumberland Township ASA

Karlie submitted an ASA application for Ms. Celesta Hegedis who resides in Cumberland township. The Cumberland Township board approved Ms. Hegedis' application and it is now under public review.

3. Meeting language change in bylaws

The meeting date language change in our bylaws was sent to Doug Wolfgang, Director Bureau of Farmland Preservation. Mr. Wolfgang did not believe that anything else needed to be submitted or that this change needed to be brought to the State Farmland Preservation Board. GCFLP bylaws have been changed to reflect this.

VII. New business

1. Richard Philips Easement

Mr. Phillips' easement was approved at the June 11th farmland preservation state board meeting. The PA Bureau of Farmland Preservation will send their portion of the check within 8-12 weeks after accompanied review. GCFLP needs to contact Dave Balint, Cheryl Cowen, and Jeff Marshall for the county portion.

2. Bylaw Updates

Lisa and Karlie attended a FLP training in May. It is their opinion that there are some updates and changes that need to be made to our bylaws. Chairman, Bill Cree, III, appointed a committee of Richard Belding and Dave Shipman to help with this process.

3. 2015 FLP Applications

A total of 4 applications from three landowners were received for the 2015 application period; all applicants paid \$50 per submission. The applicants are James Willis, Tom Willis, and Celesta Hegedis. The LESA scores for both of Jim Willis' parcels and Tom Willis' parcel were completed in the previous application period. You will find the summaries for all of this year's applicants below.

4. Jim Willis (53ac) LESA Score

1. Road Frontage: 29.2 points
2. Availability of Sanitary Sewer and Public Water: 20 points
3. Alternate factor when sewer or water is unavailable: 30 points
4. Extent of non-agricultural use in the area: 7.5 points
5. Percentage of certain types of land: 22.5 points
6. Size of tract on application: 15 points
7. Stewardship of the land: 19 points
8. Historic or Century farm: 0 points
9. Landowners offer to sell the easement at a reduced price: 1 points
10. Proximity to restricted land: 10 points
11. Percentage of adjoining land in an agricultural security area: 6 points
12. Consistency with Planning Maps: 20 points
13. Land Evaluation: 73.84
 - A. Developmental Potential Final Score
 $29.2+20+30+7.5 = 87 * 0.30 = 26.1$
 - B. Farmland Potential Score
 $22.5+15+19+0+1 = 57.5 * 0.20 = 11.5$
 - C. Clustering Potential and Other factors
 $10+6+20 = 36 * 0.10 = 3.6$
 - D. Total Site Assessment Score = 41.2
 - E. Total LESA Score
 - a. Land Evaluation = 29.54 +
 - b. Site Assessment Score = 41.2 =
 - c. Final Score = 70.74

5. Jim Willis (30ac) LESA Score

1. Road Frontage: 4 points
2. Availability of Sanitary Sewer and Public Water: 20 points
3. Alternate factor when sewer or water is unavailable: 30 points
4. Extent of non-agricultural use in the area: 7.5 points
5. Percentage of certain types of land: 28.5 points
6. Size of tract on application: 15 points

7. Stewardship of the land: 19 points
8. Historic or Century farm: 0 points
9. Landowners offer to sell the easement at a reduced price: 0 points
10. Proximity to restricted land: 10 points
11. Percentage of adjoining land in an agricultural security area: 17.2 points
12. Consistency with Planning Maps: 20 points
13. Land Evaluation: 71.94
 - A. Developmental Potential Final Score
 $4+20+30+7.5 = 61.5 * 0.30 = 18.45$
 - B. Farmland Potential Score
 $28.5+15+19+0+0 = 62.5 * 0.20 = 12.5$
 - C. Clustering Potential and Other factors
 $10+17.2+20 = 47.2 * 0.10 = 4.72$
 - D. Total Site Assessment Score = 35.67
 - E. Total LESA Score
 - a. Land Evaluation = 28.78 +
 - b. Site Assessment Score = 35.67 =
 - c. Final Score = 64.45

6. Tom Willis LESA Score

1. Road Frontage: 18.8 points
2. Availability of Sanitary Sewer and Public Water: 20 points
3. Alternate factor when sewer or water is unavailable: 0 points
4. Extent of non-agricultural use in the area: 7.5 points
5. Percentage of certain types of land: 11.4 points
6. Size of tract on application: 25 points
7. Stewardship of the land: 9 points
8. Historic or Century farm: 0 points
9. Landowners offer to sell the easement at a reduced price: 1 points
10. Proximity to restricted land: 0 points
11. Percentage of adjoining land in an agricultural security area: 2.8 points
12. Consistency with Planning Maps: 20 points
13. Land Evaluation: 15.01
 - A. Developmental Potential Final Score
 $18.8+20+0+7.5 = 46.3 * 0.30 = 13.89$
 - B. Farmland Potential Score
 $11.4+25+9+0+1 = 46.4 * 0.20 = 9.28$
 - C. Clustering Potential and Other factors
 $0+2.8+20 = 22.8 * 0.10 = 2.28$

- D. Total Site Assessment Score = 25.45
- E. Total LESA Score
 - a. Land Evaluation = 6 +
 - b. Site Assessment Score = 25.45 =
 - c. Final Score = 31.45

7. Ms. Hegedis' LESA score

The board reviewed Ms. Hegedis' LESA score. The results were as follows:

1. Road Frontage: 1.59 points
2. Availability of Sanitary Sewer and Public Water: 20 points
3. Alternate factor when sewer or water is unavailable: 0 points
4. Extent of non-agricultural use in the area: 9.51 points
5. Percentage of certain types of land: 12.39 points
6. Size of tract on application: 20 points
7. Stewardship of the land: 0 points
8. Historic or Century farm: 0 points
9. Landowners offer to sell the easement at a reduced price: 0 points
10. Proximity to restricted land: 0 points
11. Percentage of adjoining land in an agricultural security area: 0 points
12. Consistency with Planning Maps: 20 points
13. Land Evaluation: 25.78

A. Developmental Potential Final Score

$$1.59+20+0+9.51 = 31.1 * 0.30 = 9.33$$

B. Farmland Potential Score

$$12.39+20+0+0+0 = 32.37 * 0.20 = 6.48$$

C. Clustering Potential and Other factors

$$0+0+20 = 20 * 0.10 = 2$$

D. Total Site Assessment Score = 17.81

E. Total LESA Score

a. Land Evaluation = 10.3 +

b. Site Assessment Score = 17.81 =

c. Final Score = 28.11

8. 2015 GCFLP Applicants

After determining Ms. Hegedis' score the following ranking was determined:

- i. Jim Willis (53ac). Cumberland Township – LESA Score: 70.74
Surface coal issue; clear title being pursued.
- ii. Jim Willis (30ac), Cumberland Township – LESA Score: 64.45
Surface coal issue; clear title being pursued.
- iii. Tom Willis (169ac), Cumberland Township – LESA Score: 31.45

- iv. Celesta Hegedis (99.43ac), Cumberland Township – LESA Score: 28.11

There was a brief discussion about Jim Willis' property because it is known there are surface coal issues concerning his properties that were offered for easement.

A motion was made by Dave Shipman to send Mr. Jim Willis a letter that Mr. Willis had 30 days to produce a clear title so that the GCFLP could move forward with the Willis property. Richard Thistlethwaite seconded. (Motion passed, Jim Willis abstained from the vote)

VIII. Outreach

There was a brief discussion about working to move forward with encouraging Whiteley Township to become an ASA. Corbly Orndorff commented that Whiteley Township Supervisors had already been asking him how much it cost Franklin Township in their most recent filing.

IX. Discussion of Staff Reports

Karlie Wright discussed her staff report.

X. Next meeting is July 15, 2015 at 1:00PM in the Mezzanine Conference Room.

XI. Adjournment

A motion was made by Corbly Orndorff to adjourn the meeting at 2:05 PM. Dave Shipman seconded the motion. (Motion Passed)