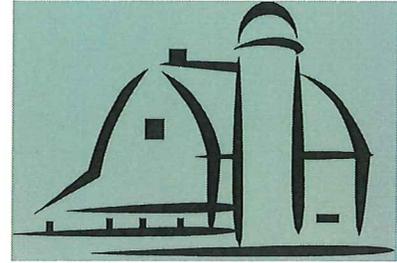


Greene County Farmland Preservation
22 West High Street, Suite 204
Waynesburg, PA 15370
724-852-5278



Greene County Farmland Preservation Minutes

November 17, 2015

2nd Floor Conference Room
County Office Building
Waynesburg, PA

CALL TO ORDER AND INTRODUCTION OF GUESTS

The meeting was called to order by Vice Chairman, Dave Shipman at 1:02 p.m. in the 2nd floor conference room, County Office Building, Waynesburg, PA.

Greene County Farmland Preservation Board (GCFLP) Members

Members Present--Bill Cree, III, Chairman; Dave Shipman, Vice Chairman; Rick Thistlethwaite, Treasurer; Jim Willis, Director; Richard Belding, Director; and Archie Trader, County Commissioner.

Staff

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

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF MINUTES

A motion was made by Rick Thistlethwaite to approve the minutes of the October 21, 2015 meeting. Jim Willis seconded. (Motion Passed)

TREASURER'S REPORT

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

1. FLP Board Fundraising Account - \$14,525.03
2. Easement Funds – \$121,903.54
 - a. Dept. of Agriculture – \$100,665.54
 - b. County of Greene – 21,338.00
3. Funds requiring year end requirement by 12/31/15 - \$15,379.54

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

CORRESPONDENCE

SW PA No Till & Soil Health Conference, Wednesday, January 27, 2016, Latrobe, PA

Ms. Wright stated that SWPG will be holding a No Till & Soil Health Conference in January 2016.

Mr. Shipman indicated that he might like to attend.

OLD BUSINESS

Richard Phillips Easement

Ms. Wright stated that Mr. Phillips's easement has been recorded. His information has been sent to the State Bureau of Farmland Preservation. According to the GCFLP Bylaws, a reimbursement of \$2,000 is due to Mr. Phillips's since the easement has been completed. Ms. Wright has prepared a check for Mr. Phillips which will need board signatures.

Bylaw Committee

Ms. Wright stated that the bylaw changes will hopefully be approved at the December 10, 2015 State Bureau of Farmland Preservation Board meeting.

Also, Ms. Wright has sent an email to Jeff Marshall, Greene County Chief Clerk, informing him that the Farmland Preservation Board was recommending Chris Eisiminger, Whiteley Township as the new board member for the increase in board members.

NEW BUSINESS

2016 FLP Budget

Ms. Wright reviewed the 2016 proposed budget with the Board as prepared by herself and Lisa Snider, District Manager.

A motion was made by Richard Belding to accept the prepared 2016 budget. Jim Willis seconded. (Motion Passed)

Chairman, Bill Cree, III resided over the meeting from this point through the meeting.

Harry Farm Annual Inspection

Ms. Wright stated that a farm inspection needed to be completed for the Harry farm prior to the annual March deadline. This farm was preserved in 2014 and requires a farm inspection within the first year of easement purchase. There was a brief discussion, and the Board requested that Ms. Wright schedule the site inspection with the landowner and share that date and time with the board members to accompany her on the site visit based on their availability.

2015 GCFLP Agricultural Easements

Tom Willis (169ac), Cumberland Township – LESA Score: 31.45 –Ranked 3rd, 2015

1. W-9 –received
2. Percent Ownership—Received
3. Appraisal release form—Received
4. 2000 Good faith payment—Received

5. Appraisal—Received—York Realty
6. Title Search—Pending—Greg Hook
7. Offer Letter – Pending resolution of title issues
8. Plot—Pending—Miles Davin
9. Conservation Plan -

Items Necessary for Encumbering by 12/31/15

- Soils Section C - pending
- Soils Classifications - pending
- Narrative Summary Section - pending
- Appraisal Report – Completed
- Land Owner Application - Completed
- Topographic Map - pending
- Tax map with Parcel Numbers - pending
- Soils Map Labeled / Color Coded - pending
- Status Table Farm Ranking Worksheet - pending
- Title Commitment with Exceptions - pending
- Agreement of Sale with Exhibits A-E - pending

Celesta Hegedis (99.43ac), Cumberland Township – LESA Score: 28.11 –Ranked 4th, 2015.

Attorney Greg Hook conducted a preliminary review of the Hegedis's deed and determined that the deed listed two restrictions of all coal.

The Board members had a brief discussion on these matters. There is not much that the Board can do until Mr. Willis makes a decision as to what he would like to do, but if he got the title issue cleared up quickly, it might be possible to get the easement encumbered by the end of the year. At this point the Board cannot move forward.

OUTREACH

Ms. Wright stated that herself, Ms. Snider, and Ms. Kozlowski will be attending the Perry Township Meeting on December 8th, 2015 to discuss Agricultural Security Areas, Dirt and Gravel Roads, and the Chapter 105 posters. Ms. Wright stated that the board may begin advertising the new application period for Farmland Preservation if the issue with the current easement is cleared up.

STAFF REPORTS

Karlie Wright discussed her staff report that was sent to the board members. .

Next Meeting: Thursday, December 17, 2015 at 11:30 AM – Thistlethwaite’s Vineyard

ADJOURNMENT

*A motion was made by Dave Shipman to adjourn the meeting. Jim Willis seconded.
(Motion Passed)*

Respectfully submitted,

Karlie M Wright

Karlie Wright
Agricultural Technician

<u>MEETING MINUTES CERTIFICATION</u>	
We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Farmland Preservation on <u>12/17</u> , 2015.	
<i>[Signature]</i>	
Chairman, Greene County Farmland Preservation	
<i>[Signature]</i>	
Executive Member, Greene County Farmland Preservation	