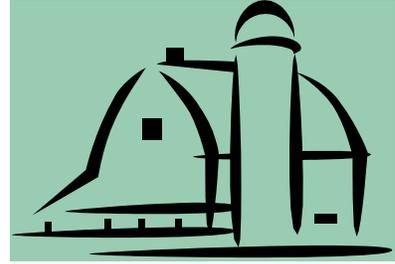


Greene County Farmland Preservation
22 West High Street, Suite 204
Waynesburg, PA 15370
724-852-5278



Greene County Farmland Preservation Minutes

September 16, 2015

2nd Floor Conference Room
County Office Building
Waynesburg, PA

I. CALL TO ORDER AND INTRODUCTION OF GUESTS

The meeting was called to order by Chairman, Bill Cree, III at 1:00 p.m. in the 2nd floor conference room, County Office Building, Waynesburg, PA.

Greene County Farmland Preservation Board (GCFLP) Members

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

Staff

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

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 August 20, 2015 regular meeting and August 25, 2015 special meeting. Rick Thistlethwaite seconded. (Motion Passed)

IV. TREASURER'S REPORT

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

FLP Board Fundraising Account - \$5,628.77

Easement Funds – \$121,903.54

Dept. pf Agriculture – \$100,665.54

County of Greene - \$21,238.00

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

V. CORRESPONDENCE

1. Indiana County is hosting a Grazing Field day and Pasture Walk on October 13, 2015 from 10:00 AM – 2:30 PM. The Pasture Walk is from 6:00 PM – 8:00 PM for those who can't make the daytime event. Ms. Wright has the registration forms for those interested in this event.
2. Ms. Snider discussed a letter sent from the conservation district concerning board member nominations for the Greene County Conservation District (GCCD). GCCD Director Jim Kenney has elected not to serve an additional term as director for the GCCD Board and the County Commissioners are in need of a replacement for farmer directorship position. It has been requested as part of the nomination organization, GCFLP submit nominations to replace a farmer director. GCCD is always in search of new associate board members also. This will be placed on the agenda of the October GCFLP meeting.

VI. OLD BUSINESS

a. Richard Phillips Easement

Mr. Phillips' check is being processed by the state at this time.

b. Bylaw Updates – Committee Members: Dave Shipman and Richard Belding.

The bylaw committee met August 25th and discussed several changes for the Farmland Preservation bylaws. These proposed changes were:

- Page 14: The application period was changed from April 15th to June 15th to January 1st to December 31st of each year.
- Page 15: Under the application form requirement list, "and/or Conservation Plan." was added to the end of "The date of any Nutrient Management Plan".
- Page 15: Under the application form requirement list, the following requirement was added: "Name or names of the owners of the mineral rights."
- Page 40-41, Article IV, Membership: The Board shall be composed of nine board members. The numbers of members have changed in the following way: 4 members will be active resident farmers of the county, 1 member will be a current member of a governing body or township, 1 member will be a commercial, industrial, or residential contractor, 1 member will be a Greene County Commissioner or Commissioner Representative, and 1 member will be appointed at the pleasure of the Greene County Commissioners.
- Page 41, Article VIII, Attendance by Board Members: "Any member who does not notify the Chairman and does not attend at least 60 percent of all Board meetings in a calendar year is expect to resign; if such member does not resign, the matter shall be referred to the County Commissioners for action."
- Page 42, Article XIII, Meetings: Meeting days and times are subject to change "at any time by a majority vote."

Mr. Shipman stated that we discussed having all the board members terms expire at the end of December, so that they would renew in January. Ms. Wright needs to update this in the bylaws as follows before sending to the PA Bureau of Farmland Preservation for review and approval.

- Page 39, Appendix G: The year was updated to 2016. All current board member terms were extended to expire December 31st of each year. An additional Farmer Member and Commissioner Member will be appointed by the Greene County Commissioners for January 2016.

Ms. Wright emailed Jeff Marshall about Mr. Thistlethwaite and Mr. Shipman's term renewals. Since their terms expire 10/20/2015, it was requested that the Commissioners approve their renewal as per the GCFLP Board. Their terms will be changed to 12/31 of each year with along with the rest of the board members after the renewal of their current term.

A motion was made by Rick Thistlethwaite to accept the bylaws as recommended by the committee and after the necessary changes were made to the Board terms. Jim Willis seconded. (Motion Passed)

At the previous meeting the Board listed the following people as possible future board members due to the 9 board member bylaw change:

Jim Tennant
John Hildreth
Chris Eisiminger
Mike Belding
Ralph Tennant

Ms. Wright and Ms. Snider contacted these prospects. Mr. Jim Tennant and Mr. Belding respectfully declined, Mr. Eisiminger agreed to serve and an answer had not been received by Mr. Hildreth or Mr. Ralph Tennant to date.

VII. NEW BUSINESS

1. Easement Offer Calculation Worksheet Demonstration (Action)

Ms. Wright and Ms. Snider designed a worksheet to assist the Board in making future decisions on easement offers. The worksheet weighs heavily on the quality of soils and the already completed LESA score that was completed as part of the ranking process. The Board was guided by Ms. Wright through the process of filling this out for Mr. Tom Willis' easement as an example.

There were two approaches to the worksheet. One took into account soil capability classes I – IV separately. The other lumped the soil capability classes together, which typically gives the landowner a higher score.

The Board discussed the worksheet and the appraisals over the years. The Board is concerned by some of the appraisals and how the appraisal was completed by the appraiser. It was requested that the appraiser, Mr. Scott York, could come to or be conferenced in at our next meeting.

A motion was made by Dave Shipman to approve the Easement Offer Calculation Worksheet with the soils separated as part of the Greene County Farmland Preservation Program bylaws. Rick Thistlethwaite seconded. (Motion Passed)

In addition to the amendments above, the following was added to the FLP bylaws on page 19 beneath the subtitle "Easement Value Purchase and Price": "The County Board may utilize the adopted Agricultural Easement Calculation Worksheet (Appendix K) to aid in the determination of an appropriate and fair purchase price for each easement purchase. This worksheet is a tool developed by the GCFLP Board and at any time may be amended at the discretion of the board." Also, the adopted worksheet was added as Appendix K on page 45 of the bylaws.

2. 2015 GCFLP Agricultural Easements (Action)

- a. Jim Willis (53ac). Cumberland Township – LESA Score: 70.74 – Withdrawn
- b. Jim Willis (30ac), Cumberland Township – LESA Score: 64.45 – Withdrawn
- c. Tom Willis (169ac), Cumberland Township – LESA Score: 31.45 – Pending
 1. W-9 – received
 2. Percent Ownership – received
 3. Appraisal release form – received
 4. \$2,000 good faith payment – received
 5. Appraisal - received – York Realty
 6. Title Search – pending – Greg Hook
 7. Plot – pending – Miles Davin
 8. Offer Letter - pending

Items Necessary for Encumbering by 12/31/15

- Soils Section C – pending
- Soils Classifications – pending
- Narrative Summary Section – pending
- Appraisal Report – pending
- Land Owner Application – pending
- Topographic Map – pending
- Tax Map with Parcels 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

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

VIII. OUTREACH

Ms. Wright and Ms. Snider attended a Whiteley Township meeting on September 8th and discussed what the program was about. The township supervisors were concerned about legal fees and other costs associated with beginning an ASA. Ms. Snider and Ms. Wright offered our services to them and left them with a packet of information to ask us about.

Ms. Wright is hoping to attend the November Perry Township meeting.

IX. STAFF REPORTS

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

X. Next Meeting October 21, 2015 at 1:00PM, 2nd Floor Conference Room, County Office Building.

XI. ADJOURNMENT

A motion was made by Jim Willis to adjourn the meeting. Rick Thistlethwaite seconded. (Motion Passed)