

**CUMBERLAND COUNTY
AGRICULTURAL LAND PRESERVATION BOARD
MEETING MINUTES**

February 5, 2020

7:30 AM

Call to Order

The February 5, 2020 meeting of the Cumberland County Agricultural Land Preservation Board was held in Conference Room B, Cumberland County Service Center, 310 Allen Road, Carlisle, PA.

Attendees included:

Board members –Diane Stamy, Gary Martin, Denny McCullough, Kate McGraw, Kyle Kotzmoyer and William Piper

Advisory members – Shireen Farr and Commissioner Vince DiFilippo

Staff members – Kirk Stoner, Stephanie Williams & Melissa Piper Nelson

Solicitor – Robert Frey

Absent – Samantha Robison and Carl Goshorn

Excused Absence – Mike Klinepeter (Jury Duty)

Reorganization and Committee Elections

Solicitor Rob Frey opened the reorganization meeting by calling for nominees for Board Chairman. Denny McCullough nominated Diane Stamy. It was seconded by Kate McGraw. There being no further nominations, they were closed and by unanimous vote, Diane Stamy was recommended as chair. The recommendation will be forwarded to the County Board of Commissioners for approval and appointment. Denny McCullough nominated Gary Martin as Vice-Chair, which was seconded by Diane Stamy. The board unanimously approved Gary Martin for the office. Diane Stamy nominated Denny McCullough as secretary. The nomination was seconded by Gary Martin. The board unanimously approved Denny as secretary. With the offices filled, Solicitor Frey turned the meeting over to Diane Stamy.

Diane Stamy called the meeting to order at 7:30 a.m.

The board welcomed Commissioner Vince DiFilippo as the Commission’s liaison to the board and two new board members: Kyle Kotzmoyer and William Piper.

Approval of Minutes

Kyle Kotzmoyer made a motion to approve the minutes of the November 12, 2019 board meeting, Denny McCullough seconded the motion and the vote was approved unanimously.

Public Comment

None

Communications

Stephanie Williams acknowledged a letter to the Greater Harrisburg Association of Realtors written by former Commissioner Jim Hertzler regarding the association’s concern that farmland preservation be funded by non-public funding.

Ms. Williams noted an upcoming meeting of the Pennsylvania Farmland Preservation Association for March 31 in Gettysburg.

She also noted that there are currently two farmer-member positions open on the State Farmland Preservation Board. Those interested in serving may contact Ms. Williams.

Solicitors Report

None

Unfinished Business

Update on 2019 Farms:

Stephanie Williams reported that the 2019 selected farms are proceeding through the steps toward state approval and settlement with surveys as the next planned action.

2020 Budget & Certification to PDA:

Ms. Williams noted the County Resolution 2019-30 to preserve 30,000 acres by 2030, which would require a general fund contribution of approximately \$750,000 annually and preserve an estimated 900 acres annually. Total County Certification is \$69,727 and the Total State Allocation would likely be \$2,304,823 with a grant total for the program at \$3,174,550 anticipated. This will preserve about 934 acres. William Piper recommended sending a letter of thanks to the County Commissioners for their support of \$750,000. Diane Stamy made a motion for this communication and it was seconded by Kyle Kotzmoyer. The vote was approved unanimously.

<i>2020 ESTIMATED FARMLAND PRESERVATION FUNDING</i>		
Source of Funds		Comments
General Fund (GF)	\$ 750,000.00	Approved by Board of Commissioners 1/27/2020
Hornbaker IPA	\$ 41,827.00	25 year Installment Purchase Agreement
Clean & Green Rollback Interest	\$ 69,900.00	Per Tax Assessment - 2019 Rollback Interest
Private Donations	\$ 8,000.00	2019 Private Donations
<i>Total County Certification</i>	\$ 869,727.00	
State Grant	\$ 1,106,430.00	Estimates per PDA calculator
State Match	\$ 1,141,746.00	Estimates per PDA calculator
Redistributed Funds	\$ 56,647.00	Estimates per PDA calculator
<i>Total State Allocation</i>	\$ 2,304,823.00	
GRANT TOTAL PROGRAM	\$ 3,174,550.00	
Estimated Acres Preserved	934	\$3,400/Acre - 2019 Average Offer

2019 Program Changes:

Ms. Williams noted that on December 12, 2019, the State Board approved the proposed program changes to the County Guidelines related to Act 33.

New Business

Ethics Statement of Financial Interests

Members were reminded to fill out Ethic Statement forms before May 2020.

Survey Award:

Ms. Williams reported that bid proposals had been received from four firms for surveys of the 2019 farms. Staff recommendation was to award the contract to Romeo Land Surveying, Inc., with the reminder of the tight deadlines for the work to be completed. If the group cannot meet the deadlines the work would go to Diffenbaugh-Wadel. Gary Martin made the motion to move forward with the recommendation and Denny McCullough seconded it. The vote passed unanimously.

Survey Bid Comparisons for 2019 Farms

Property	Acres	Brehm-Lebo	Burget	Romeo	Diffenbaugh-Wadel
Ward	~154.47	\$4,876.00	\$3,880.00	\$4,390.00	\$4,920.00
Deckman	~57.50	\$4,154.00	\$3,560.00	\$2,570.00	\$3,615.00
Mackey	~129.47	\$5,893.00	\$6,420.00	\$4,330.00	\$5,220.00
Strohm (easement area)	~123	\$3,935.00	\$3,640.00	\$3,250.00	\$3,730.00
Strohm (excluded area)	~3	\$394.00	\$800.00	\$950.00	\$800.00
Deitch	~30.38	\$3,716.00	\$3,380.00	\$2,170.00	\$2,650.00
Barrick (easement area)	~469	\$9,904.00	\$24,400.00	\$8,920.00	\$9,820.00
Barrick (excluded area)	~27	\$1,091.00	\$2,500.00	\$1,850.00	\$2,160.00
Jones (easement area & excluded area)	~103, Less than 1 acre	\$5,998.00	\$4,480.00	\$4,050.00	\$4,195.00
TOTAL		\$39,961.00	\$53,060.00	\$32,480.00	\$37,110.00
COUNTY SHARE		\$38,476.00	\$49,760.00	\$29,680.00	\$34,150.00
LANDOWNER SHARE		\$1,485.00	\$3,300.00	\$2,800.00	\$2,960.00
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Proposed Policy for Incidental Cost Expenditures

Ms. Williams noted the possibility of the board approving measures to allow staff to act on some cost expenditures outside of board approval to improve time management of easement purchases and state board approvals. Following board discussion on the proposal, Solicitor Rob Frey was asked to draw up language describing the scope of authority and parameters for the board to review. The board will discuss the issue following his report.

Farmland Database/Inspection Process Improvement

Ms. Williams reported on an initiative with Momentum to streamline the inspection processes by updates to existing databases and new electronic reporting systems to be tested and used in 2020.

