

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

May 12, 2021

7:30 a.m.

Call to Order

The May 12, 2021 meeting of the Cumberland County Agricultural Land Preservation Board was held in person and over videoconference utilizing Zoom meetings.

Attendees included:

Board members –Diane Stamy, Gary Martin, William Piper, Michael Klinepeter, Kate McGraw

Advisory members – *Vince DiFilippo, *Samantha Gehrett, *Shireen Farr, Carl Goshorn

Staff members –Kirk Stoner, Stephanie Williams, Mark Kimmel

Solicitor – Robert Frey

Guests – *Laura Brown, Silver Spring Township

Absent – Kyle Kotzmoyer, Denny McCullough

(*) attended via Zoom

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

Approval of Minutes

Mike Klinepeter made a motion to approve the minutes of the April 14, 2021 board meeting, Gary Martin seconded the motion and the vote was approved unanimously.

Public Comment

No comments

Solicitors Report

None

Communications

Ms. Williams presented on the PA Farmland Preservation Association (PFPA) Spring Meeting:

- PFPA is a professional association of county farmland preservation administrators
- Host meetings in fall and spring, spring meeting to be held virtually on Thursday, May 13 from 9am-noon
- If anyone wishes to attend, please advise ASAP and staff will register them to attend. There is no cost to attend.
- The meeting agenda is in your packet, includes a business meeting as well as informational sessions relevant to administration of the farmland preservation program

- Ms. Williams will present recent program change requiring that application be consistent with comprehensive plans and land use ordinances

Unfinished Business

Inspections

- Mr. Kimmel noted inspection notices were mailed in April, as required by ASA law
- Landowners asked to complete an inspection survey, Surveys due back May 14 and we received 135 responses to date.
- The Survey helps staff identify any changes or issues on farms
 - Ex. 2 change of ownerships already ID'd through survey process
- Inspection packet included a flier about funding available for BMPs through CD and several respondents are interested in assistance with planning/BMPs.
- Inspection to start in late May, continue through summer until complete

2019-2020 Farm Updates

Ms. Williams provided updates on the 2019 and 2020 round of farm selections:

- Barrick Farms LLC to settle in coming weeks, last farm of the 2019 rounds
- Tritt to go to June state board meeting
- Martin may get delayed to August meeting due to bank subordination issues

2021 Selections

Ms. Williams provided a summary of the 2021 Ranking:

- Since our last meeting, staff sent correspondence to all 27 farms on the waiting list asking if they wished to be considered for a bargain sale.
- Received 5 requests for bargain sale consideration
- One landowner contacted me to let us know the farm has been sold and should be removed from the ranking list
- Corresponded with the Biddle family they declined to accept the offer of township partnership
- In order to qualify for a bargain sale, farms must meet certain evaluation criteria.
- Staff reviewed the 5 bargain sale requests, a table is provided in the packet
- Farms were evaluated for consistency with the county comprehensive plan, the municipal comprehensive plan and the local zoning ordinance
- With respect to consistency with the county comprehensive plan, all 5 applications would be considered generally consistent as there are located in either the Ag Prime or the Ag Rural area.
 - Ag Prime is agricultural land with prime soils and is the highest priority for land preservation.

- Ag Rural zone is areas that agriculture is the primary land use, but the soils may be of lesser quality – these are the secondary priority for land preservation.
- All 5 farms were located in the Ag Rural.
- Regarding consistency with local plans and ordinances:
 - Farms #11 & #21 – both are located in Silver Spring Township. The Board considered these farms in 2020 but had concerns about consistency with the local land use regulations
 - The Dec 2019 local comprehensive plan supports preservation of the 2 farms. Both farms are located in the Rural Residential and Rural Resource Area 2 – which is a priority area for open space and conservation.
 - In 2020, the concern was the zoning ordinance – both farms are zoned residential estate and agriculture is not a permitted use. The Township has a draft zoning ordinance in the final stages of completion. That issue has been corrected and agriculture was added in as a permitted use.
 - The change is not official but staff are comfortable that the change will be made.
 - Township remains interested in partnering with the County to do a joint easement
 - Comment from Laura Brown - Expect passage of zoning ordinance well before closing of the Moyer bargain sale easements. The Township Land Preservation Board is supportive and they have the funds. They are also in the process of updating the Comprehensive Plan, SALDO and Zoning Map for consistency. Approval is expected within the next 3 months.
 - #18 is located in Middlesex Township. It is in their Rural & Open Space/Conservation Area on the Future Land Use Map. Zoned Residential farm. Middlesex does not have an Agriculture district. Residential farm is mix of agriculture and low density residential uses.
 - #22 is located in Lower Frankford Township. Zoning is Agriculture. Shown as Rural residential in the municipal comprehensive plan. Also adjacent to land owned by PFBC – Opossum Lake. Opossum Lake also connects to other preserved farms and this would make a nice block of preserved/open space land.
 - #26 is located in Upper Mifflin Township. No zoning. Shown as Rural residential in the municipal comprehensive plan.
- Staff recommendation for 2021 selections:
 - Accept all 5 bargain sale offers, as they meet the criteria for selection
 - Recommend a contribution of \$1000/acre for the Silver Spring Township farms. Township to make up the remainder.
 - Select farms ranked 1-5 for traditional selections
- Total Selection includes 10 farms totaling 1197 acres
- Total cost is estimated at \$3.28M, leaving a estimated reserve of approximately \$121,000 (See full budget table below)

- The next steps would be to notify all who applied, those being offered and those who would not be offered this year.

Kate McGraw moved to approve the staff recommendation of offering to purchase the easements of the top 5 ranked farms and the 5 Bargain Sale farms, Mike Klinepeter seconded the motion and the motion was approved unanimously.

2021 Farmland Preservation Program
Ranking/Budget Spreadsheet - May 12, 2021

2021 Budget \$ 3,404,440.00

Final Score	Rank	Landowner Name	Township	Acreage Offered	Estimated Offer	Total Easement Cost	Traditional / Bargain Sale Mix
75.586	1	Brick, Andrew	Southampton	146.89	\$ 3,800.00	\$ 558,182.00	\$ 558,182.00
75.314	2	Biddle, Gary & Christine	Silver Spring	149.05	\$ 3,900.00	\$ 581,295.00	\$ 581,295.00
72.356	3	Morgan, Constance E	Southampton	53	\$ 3,800.00	\$ 201,400.00	\$ 201,400.00
68.998	4	Nealy Farm #4 - 162.6 acres	North Newton	162.6	\$ 3,400.00	\$ 552,840.00	\$ 552,840.00
67.67	5	Nealy Farm #2 - 86.7 acres	North Newton	86.7	\$ 3,400.00	\$ 294,780.00	\$ 294,780.00
66.918	6	Hoch, Paul & Harry - 93 acres	Southampton	93	\$ 3,600.00	\$ 334,800.00	
66.332	7	Wadel, Arlin D. & Karla D. - 112 acres	Southampton	112.69	\$ 3,600.00	\$ 405,684.00	
65.828	8	Wadel, Arlin & Rick - 59 acres	Southampton	58.99	\$ 3,600.00	\$ 212,364.00	
65.566	9	Nealy Farm #3 - 63.38 acres	North Newton	63.38	\$ 3,600.00	\$ 228,168.00	
64.664	10	Mills, Jerry L & Sherri A	Dickinson	134.982	\$ 3,600.00	\$ 485,935.20	
61.65	11	Moyer, Thomas - 112.82 acres	Silver Spring	112.82	\$ 1,000.00	\$ 112,820.00	\$ 112,820.00
60.754	12	Hoch, Paul & Harry - 80 acres	Southampton	80	\$ 4,000.00	\$ 320,000.00	
59.748	13	Barrick, Harry C.	Lower Mifflin	91.8	\$ 3,600.00	\$ 330,480.00	
59.042	14	Waggoner, Troy A	West Pennsboro	36.68	\$ 3,600.00	\$ 132,048.00	
57.548	15	Hershberger, David	Hopewell	113.84	\$ 3,600.00	\$ 409,824.00	
57.402	16	Hair, Gertrude M & Brian	Penn	72.37	\$ 3,600.00	\$ 260,532.00	
56.108	17	Thurbon, Deborah A.	Penn	57	\$ 3,600.00	\$ 205,200.00	
55.342	18	Weary, Kirk/Vicki	Middlesex	147.23	\$ 2,000.00	\$ 294,460.00	\$ 294,460.00
55.082	19	Chamberlin, Timothy & Cindy	Southampton	57.96	\$ 3,600.00	\$ 208,656.00	
54.794	20	Carey, Joseph & Michelle	North Newton	66.74	\$ 3,600.00	\$ 240,264.00	
53.704	21	Moyer, Thomas - 70 acres	Silver Spring	70	\$ 1,000.00	\$ 70,000.00	\$ 70,000.00
52.17	22	Darhower, Neil & Heather	Lower Frankford	159.85	\$ 2,000.00	\$ 319,700.00	\$ 319,700.00
51.396	23	Stamny, Joel	North Newton	57.65	\$ 3,600.00	\$ 207,540.00	
46.686	24	Leatherman, Donald M & Lois S	Lower Mifflin	86	\$ 3,600.00	\$ 309,600.00	
44.658	25	F & L Living Trust	Middlesex	87	\$ 3,600.00	\$ 313,200.00	
44.51	26	Weber, Paul C. & Barbara A.	Upper Mifflin	109.01	\$ 2,000.00	\$ 218,020.00	\$ 218,020.00
37.208	27	Dennis, Dennis & Karen	Upper Mifflin	100	\$ 3,600.00	\$ 360,000.00	

Red-Bargain Sale or Township Partnership

\$ 3,203,497.00

Easement Costs \$ 3,203,497.00
Incidentals \$8K/farm \$ 80,000.00
Grand Total \$ 3,283,497.00
Excess Funds \$ 120,943.00

10 FARMS

1197

30K X 2030 campaign

Ms. Williams provided an update on the 30,000 acres by 2030 campaign:

- Communications office continues to work on materials for our 30,000 acres by 2030 campaign
- Prepared a factsheet that can be used as part of promotions in today's meeting packet
- Revised logo
- Webpage under development
- Press conference planned in coming months to kick off formal promotions
- To date we have preserved 21,938 acres and with the new offers, would exceed 23,000 acres.

- Mr. DiFilippo offered to visit other municipalities with Ms. Brown and others to encourage them to consider a municipal farmland preservation program.

New Business

Inquiry from Richard Mains

Ms. Williams detailed a recent inquiry from Mr. Mains regarding use of a preserved farm:

- Proposed construction of a cattle auction facility on his preserved farm located at Ritner and Centerville Road in Penn Township
- The project would involve a new building and parking area to accommodate cattle trailers.
- Could involve a partnership of owners/operator
- There is a need in area due to closure of Carlisle auction, pending closure of Greencastle auction
- Other locations are being considered.
- Staff reviewed rural enterprise section to determine if it would meet program requirements
- Agriculture related services may be permitted on a case by case basis by the Board “IF”
 - Operated by landowner, family member or person residing at the farm
 - Site coverage limited to ½ of 1% - for the Mains farm of 250 acres, that would be 1.25 acres
- Staff advised Mr. Mains that site coverage requirement would be challenging to meet. The Carlisle auction is about 5 acres and as is probably wouldn't meet current stormwater or land development rules.
- Ms. Williams advised if he wished a formal hearing on the application, he should submit a proposal to the Board for consideration. Correspondence to Mr Mains was provided in the Board packet.

Conservation District Update

- Carl Goshorn indicated the District is once again offering the Pre-Sidedress Nitrogen Testing for Corn Program and provided a handout. Interns have been hired and both have on-farm experience. A press release will be issued and optimum time to perform the test is when the corn is 12” tall.

Adjournment

Mr Martin moved to adjourn the meeting, Mike Klinepeter seconded and the motion was approved unanimously. The meeting was adjourned at 8:15 a.m.

Minutes respectfully submitted,

Mark Kimmel