Call to Order –
Chairman Melba Matthews called the February 25, 2014 meeting of the Agricultural Land Preservation Board (ALPB) to order at 6:30 p.m. in Suite 270, GSC.

The following Board Members were in attendance: Melba Matthews, Chairperson; Donald Cairns, John Diament, Amy McKenna, Judy Noyalas, and Eli Silberman. 
Staff: Bill Gladden, Director, Diana Hoopes, and Kimberly Gordon.
Absent: Rick Abbott, Mark Dunphy, and Duane Hershey.
Visitors: None

2. Public Comment –
There was no public comment.

3. Approval of Minutes – January 28, 2014
The Board meeting minutes were approved as sent. Motion made by Amy McKenna, seconded by Eli Silberman. Motion carried.

4. Program Guidelines - Discussion
Bill Gladden requested that the Board consider an appraisal fee to pay for appraisals if the applicant had recently rejected a county offer. The language put forward for discussion was included in the board mailing and read “If an applicant is offered the opportunity to participate in the program after rejecting a County offer in prior years, a fee equal to 100% of the County’s appraisal costs may be required before the appraisal is commissioned.” A broad ranging discussion followed with a variety of opinions offered. At the conclusion, the discussion focused on whether all applicants should be required to pay a non-refundable full appraisal fee of $2,500.00 to move forward.

A motion was made by Judy Noyalas, seconded by John Diament and offered for comment and discussion. The matter was discussed further and subsequently withdrawn to provide time for additional research, consideration, and with the hope that it could be decided at a meeting with full attendance so that all perspectives and input could be considered. Staff was directed to research other Pennsylvania county programs and their appraisal fees/deposits and to encourage full board attendance at the March meeting.

5. State Agricultural Conservation Easement Program – Status Report

2011 Round

#17 Conway, Anne C ----- Offer Accepted – Highland Township
#33 Mangus, Anthony and Karen C ----- Offer Accepted – Lower Oxford Township
2012 Round

#14 Horst, Nelson and Joanne  -----  Offer Accepted – Upper Oxford Township
#18 Maule, Aaron  -----  Commonwealth Approved – Penn Township
#21 McCammon Trust  -----  Offer Accepted – Upper Oxford Township
#24 Hoopes, Naomi  -----  Offer Accepted – Penn Township
#42 Strine, Derek  -----  Offer Accepted – West Marlborough Township
#50 Stoltzfus, Benjamin and Katie  -----  Offer Accepted – Sadsbury Township
#53 Stoltzfus, Nathan and Patricia  -----  Offer Accepted – Honey Brook Township
#54 Mast, Keith and Melinda  -----  Offer Accepted – Honey Brook Township
#59 Campbell, Brian and Linda  -----  Commonwealth Approved – W Fallowfield Twp.
#63 Laffey Family  -----  Offer Accepted – West Fallowfield Township

2012 Round – 50% Donation

#1 Pannell, Bootsie  -----  Offer Accepted – Londonderry Township
#2 MPF Partners  -----  Offer Accepted – Franklin Township
#3 Mark Family Trust  -----  Offer Accepted – London Grove Township
#4 Pannell Revocable Trust  -----  Offer Accepted – Londonderry Township
#6 Cooper, David and Sharon  -----  Offer Accepted – Franklin Township

2013 Round

#7 Stoltzfus, Daniel and Rebecca  -----  Board Accepted – Honey Brook Township
#13 Esh/Yoder  -----  Offer Accepted – Highland Township
#19 Kloud, Suzanne  -----  Offer Accepted – Londonderry Township
#20 Sellers, Kenneth  -----  Offer Accepted – East Marlborough Township
#22 Barnes, Brendan  -----  Offer Accepted – Londonderry Township
#37 Stoltzfus, Samuel and Ruth  -----  Board Review – Honey Brook Township
#45 Griest Family  -----  Under Appraisal – West Nantmeal Township
#53 Castaldi, LP  -----  Under Appraisal – West Brandywine Township

6. Challenge Grant Program – Status Report

2011 Round

#24 Armstrong, Stuart and Martha  -----  Offer Accepted – London Grove Township
#47 Miller, Michael and Elizabeth  -----  Settled Easement 2/20/14 – Elk Township
#38 Stoltzfus, Gideon and Rose Marie  -----  Offer Accepted – Elk Township
#60 Oxford Gun Club  -----  Offer Accepted – Elk Township
#61 Stoltzfus, Samuel and Susie Mae  -----  Offer Accepted – Honey Brook Township
#64 Wilson Family       Offer Accepted – Lower Oxford Township
#70 King, Wilson        Offer Accepted – Elk Township
#75 Shantz, Warren      Appraisal Status – Lower Oxford Township

2012 Round

#26 BK Campbell #2      Offer Accepted – Elk Township
#50 Lofting Trust        Offer Accepted – West Marlborough Township
#58 McCummings, Shawn    Offer Accepted – Lower Oxford Township

2013 Round

#6 Hendriks, Richard and Cassandra  Board Review – East Fallowfield Township
#8 Kauffman, Benjamin and Anna       Under Appraisal – West Fallowfield Township

7. Updates and Other Business –
Bill Gladden requested that the Board allow staff to move the easement process for the B.K. Campbell farm from the Challenge Grant program to the Commonwealth/County program. Both Elk Township and Brandywine Conservancy & Museum of Art are contributing to this easement, and he reminded the Board that the County is able to leverage township and other partners’ funding from the Commonwealth/County program for more state funding.

After a discussion, the Board proposed to authorize staff to transition the B. K. Campbell easement process from the Challenge Grant program to the Commonwealth/County program. Motion made by Don Cairns, second by Amy McKenna. Motion carried.

8. Executive Session–
   • Appraisal (1)

9. Adjournment – Meeting adjourned at 7:40 p.m. Motion to adjourn made by Eli Silberman seconded by Judy Noyalas. Motion carried.

10. Next Meeting – March 25, 2014 at 6:30 PM