CHESTER COUNTY AGRICULTURAL LAND PRESERVATION BOARD
March 25, 2014 MINUTES

1. Call to Order –
Chairman Melba Matthews called the March 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, Duane Hershey, Amy McKenna, Judy Noyalas, and Eli Silberman.
Staff: Bill Gladden, Director, Tom Abrahamson, Solicitor, Diana Hoopes, Geoffrey Shellington, Margaret Hodgkiss-Lilly, and Kimberly Gordon.
Absent: Rick Abbott and Mark Dunphy
Visitors: None

2. Public Comment –
There was no public comment.

3. Approval of Minutes – February 25, 2014
The Board meeting minutes were approved as sent. Motion made by Duane Hershey, seconded by Amy McKenna. Motion carried.

4. Program Guidelines - Discussion
At the February meeting, the Board considered adopting a policy of charging a fee to applicants who had recently rejected a county offer. The language put forward for discussion 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.” After a discussion, Staff was directed to research other Pennsylvania county programs and their appraisal fees/deposits and to encourage full board attendance at the March meeting.

Geoff Shellington reported results of staff research which found that only 4 of the 53 counties with an Agricultural Preservation Program charge appraisal fees and the highest amount charged is $750.00. The other programs across the state charge reimbursable deposits.

At the conclusion of the discussion, the Board proposed retaining the $750.00 administrative deposit, however if an applicant has rejected an offer within the previous 36 months, a deposit of $1,500.00 will be required. Motion by Don Cairns, second by Duane Hershey. Motion carried with a vote of 5 to 1.

5. State Agricultural Conservation Easement Program – Status Report

2011 Round

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

#14 Horst, Nelson and Joanne  Offer Accepted – Upper Oxford Township
#18 Maule, Aaron            Settled Easement 3/5/14 – Penn Township
#21 McCammon Trust          Offer Accepted – Upper Oxford Township
#24 Hoopes, Naomi           Offer Accepted – Penn Township
#35 BK Campbell #2          Offer Accepted – Elk Township
#38 Lofting Trust            Offer Accepted – West Marlborough Township
#42 Strine, Derek            Offer Accepted – West Marlborough Township
#50 Stoltzfus, Benjamin and Katie  Commonwealth Approved – 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
#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 Offer Extended – Honey Brook Township
#45 Griest Family              Board Review – West Nantmeal Township
#53 Castaldi, LP               Board Review – West Brandywine Township

6. Challenge Grant Program – Status Report

2011 Round

#24 Armstrong, Stuart and Martha  Offer Accepted – London Grove Township
#38 Stoltzfus, Gideon and Rose Marie  Offer Accepted – Honey Brook 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  Board Review – East Vincent Township

2012 Round

#2 Mark Family Trust  Offer Accepted – London Grove 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  Board Review – West Fallowfield Township

7. Updates and Other Business –
Geoff Shellington attended a Honey Brook Township Land Preservation Committee (Committee) meeting to answer questions about partnering with the county through the Commonwealth/County program. The Committee recommended that the Township partner with the County on 5 projects using Funding Agreements. The Funding Agreements are required for 5% of additional County funding and to leverage all funds used in the purchase with the State.

8. Executive Session–
   • Appraisals (4)

9. Adjournment – Meeting adjourned at 7:10 p.m. Motion to adjourn made by Eli Silberman seconded by Don Cairns. Motion carried.

10. Next Meeting – April 22, 2014 at 6:30 PM