1. **Call to Order:**
   Chairman Melba Matthews called the October 27, 2020 meeting of the Agricultural Land Preservation Board (ALPB) to order at 2:01 p.m. via WebEx Video Conference.

   The following Board Members were in attendance: Chairman Melba Matthews, Eli Silberman, Bill Covaleski, Richard Abbott, Nelson Beam and Amy McKenna. Absent were Vice-Chairman Donald Cairns, and Members John Diament and Duane Hershey.

   Staff Present: Dave Stauffer, Geoffrey Shellington and Sue Goughary.

   Visitors: No visitors attended.

   Public in attendance: Gregory and Patricia Lukas.

2. **Public Comment:** The Lukas’ joined the meeting to discuss the recent offer made to them by the Board for the purchase of an agricultural conservation easement on their property located in Honey Brook Township, specifically how the Board came to the price per acre amount. The Lukas’ gave some background on their farm and its activities (ie. the farm currently has 8 acres of hay & pasture area, 8 cows and 5 horses). The Board explained their decision was based on multiple factors, including the lack of development potential due to the poor soils and wetlands as well as the township’s zoning & 10 acre lot minimum making it unlikely more than 2-3 lots could be developed on the property. The Board members thanked the Lukas’ and stated they would consider their concerns and further discuss the matter in executive session.

3. **Approval of Minutes:**
   The Board meeting minutes from September 22, 2020 were approved as written. A motion was made by Bill Covaleski, seconded by Amy McKenna. Motion carried.

4. **State Ag. Easement Program – Status Report:**

   **10/27/2020**

   **COMMONWEALTH/COUNTY PROGRAM – STATUS REPORT**

   *2016 Round*

   McElhenny, David – Offer Accepted – Honey Brook
   Newswanger, Larry – Offer Accepted – Sadsbury

   *2018 Round*
Angelo J. Zunino Limited Partnership – Offer Accepted – New Garden
Clark, Joseph – Settled – Lower Oxford
Durborow, Shirley & Palmer, Frank – Settled Easement - Elk
Ebsenshade, Stephen & Jamie – Settled - Highland
Gianguilio, Peter & Geraghty, Barbara – Second Appraisal - W. Bradford & Newlin
Hendricks, Louise – Offer Extended – East Marlborough
Kelsall, Virginia – Offer Accepted - Newlin
Lehrer Family Trust – Settled Easement – Warwick Township
Losito, Michael & Barbara – Settled Easement – New London
Martin, Thomas, Helen & Barbara – Offer Accepted - West Marlborough
Maxwell, Teresa – Settled Easement – West Fallowfield/Highland
Mayne, Lauren – Settled Easement – East Marlborough
McKinstry, Elizabeth – Settled Easement – East Marlborough
Morelli, Thomas – Revised Offer Accepted – East Nantmeal
Petersheim, Christ & Martha – Offer Accepted – West Caln
Scott Farms Estates – Settled Easement – East Fallowfield
Smullen et al. – Offer Accepted – Lower Oxford Township
Woodward Brothers Inc. – Settled Easement – Pennsbury

*2019 Round*

Beiler, Elam & Lydia – Offer Accepted – West Sadsbury
Buchanan, John S. – Offer Accepted – Elk
Brown Partnership – Offer Extended – Penn
Cole, Mark & Claudia – Offer Accepted - Penn

Cook, Donald & Anita (Irrevocable Trust) – Settled Easement – Highland
DiPierro, Joseph & Sonia/Schofield, Michelle – Offer Accepted - West Fallowfield
Donze, George & Jane – Offer Accepted– East Marlborough
Fisher, Ivan & Sadie – Offer Rejected – West Sadsbury

High, Corrine – Board Review – North Coventry

King, Daniel & Rachel #2 – Offer Accepted –Lower & Upper Oxford
King, David & Katie – Offer Accepted – Lower Oxford
Martin, Phillip – Offer Extended – Lower Oxford
Miller, Benuel & Hannah – Offer Accepted– E. Nantmeal

Johnson, Lawrence & Helen – Board Review – Upper Oxford

Mowday, Helen – Offer Rejected – West Brandywine

Robinson, Howard & Janet – Offer Extended – Upper & Lower Oxford

Stauffer, Terry & Nancy – Offer Accepted – West Fallowfield
Stoltzfus, Daniel F. & Sadie – Offer Accepted– Honey Brook
Stoltzfus, Emanuel & Fannie – Offer Accepted– West Nantmeal
Stoltzfus, Jonas & Deborah #2 – Offer Accepted – Honey Brook
Stoltzfus, Jonas & Annie – Offer Accepted – West Nottingham

Wickersham, Earle – Offer Accepted – Newlin & East Marlborough

Wickersham, George - Offer Accepted - Pocopson

Wickersham, Same - Offer Accepted – Newlin & Pocopson

5. Challenge Grant Program – Status Report:

**CHALLENGE GRANT PROGRAM – STATUS REPORT**

**2019 Round**

Lukas, Gregory & Patricia – Offer Extended – Honey Brook

Nugent, Theodore & Timothy – Board Review – Elk

Sheppard, Jonathan –Offer Extended – London Grove
6. Executive Session
   a. Real Estate: Appraisals (4)
   b. Discussion of Lukas Property

7. Updates and Other Business: Geoff Shellington gave an update on the new applications and farm ranking, stating there are roughly 108 farms ranked, 53 of which fall in partnering municipalities. There are currently 2 farms comprised of 200+ acres, about 10 farms comprised of 90+ acres, and only roughly 30 farms that are over 50+ acres. Geoff also presented the financial analysis of the program, outlining the funding sources the program went into the 2020 fiscal year with, the amount of funding remaining, the amount certified for the program’s 2021 fiscal year and the projected spending for the first quarter of same.

Nelson Beam brought up that he was contacted regarding solar panel on a preserved farm and asked what is or is not allowed under the program as it relates to solar. It was explained that a small amount of solar panels on a farm are permitted, as long as the energy produced goes back into the farm for operation and maintenance.

Amy McKenna thanked Bill Covaleski for Victory Brewing Company partnering with Brandywine Conservancy to celebrate the 10th anniversary of the Greenway. Bill mentioned that the event was temporarily postponed but they are looking to reschedule for November 2020.

8. Adjournment:
   ALPB Meeting adjourned at 3:01 p.m.
   A motion was made by Amy McKenna, seconded by Bill Covaleski. Motion carried.

9. Next Meeting – November 17, 2020 at 2:00 PM - Virtual via Cisco Webex Meetings