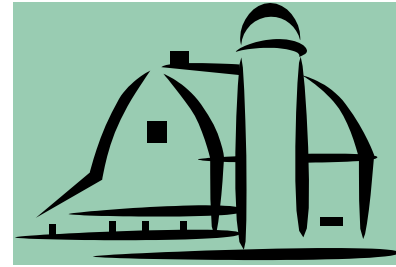


Greene County Farmland Preservation
22 West High Street, Suite 204
Waynesburg, PA 15370
724-852-5278



Greene County Farmland Preservation
Board Meeting Minutes
October 20, 2021 at 1:00 PM
Thistlethwaite Vineyards
151 Thistlethwaite Lane
Jefferson, PA

CALL TO ORDER AND INTRODUCTION OF GUESTS

The meeting was called to order by William Cree III at 1:08 PM at Thistlethwaite Vineyards.

Those in attendance were as followed:

Greene County Farmland Preservation Board (GCFLP) Members:

William Cree III- Chairman; David Shipman- Vice Chairman; Richard Thistlethwaite- Treasurer;
Commissioner Belding; James Willis; Richard Belding;

Staff and Guests:

Lisa Snider-Conservation District Director; Lindsay Kozlowski-Conservation District Office
Manager

PUBLIC COMMENTS

No public comments.

APPROVAL OF MINUTES

*A motion was made by David Shipman to approve March 17, 2021 meeting minutes.
Richard Belding seconded. (Motion passed)*

Correction to September 23, 2020 minutes for wrong explanation for option A in minutes stated \$1,500.00 per acre and should have read \$3,000.00 per acre. This was the option Mr. and Mrs. Barbetta chose for encumbering the farm.

*A motion was made by Commissioner Belding to approve correcting the September 23,
2020 minutes. David Shipman seconded. (Motion passed)*

TREASURER'S REPORT

*A motion was made by James Willis to approve of the treasurer's report as read.
Richard Belding seconded. (Motion passed)*

CORRESPONDENCE

No Correspondence.

OLD BUSINESS

Board of Directors: William Cree III, Chairman; David Shipman, Vice-Chairman; Richard Thistlethwaite,
Treasurer; Charles Day, Secretary; Richard Belding; James Willis; Corbly Orndorff; Commissioner Mike Belding

Dominick & Kimberly Barbetta #1 (79.175 ac.) – LESA score: 50.97

Ms. Snider is uploading all information needed for Barbetta’s Farm into the system. The agreement of sale is not complete, as listed on agenda, and will be added under new business.

NEW BUSINESS

Dominick & Kimberly Barbetta #1 (79.175 ac.) – LESA score: 50.97

Ms. Snider listed out an estimated amount of funds needed for the Barbetta easement to be approximately \$247,310.00. Agreement of sale will list out the County portion is 21.05% and state 78.95%. This puts the county portion at about \$50,000.00 with some room for changes.

A motion was made by James Willis to approve \$50,000.00 of County Funds are used towards Barbetta’s Farm Easement. Commissioner Belding seconded. (Motion passed)

Ms. Snider noted title insurance commitment, subordinations agreement and clean title are the three things needed to complete the encumbrment of Barbetta Farm. A correction to the ASA recording may need completed due to wrong parcel number being listed. Ms. Snider spoke with Mr. Greg Hook about obtaining a clean title.

Ms. Snider created an Agreement of Sale letter to be signed by the FLP Board members and Mr. Barbetta. This letter is part of the submission for the easement process.

Greene County Conservation District Board Director Candidate

Ms. Snider received a letter from the Greene County Commissioners office requesting names for reappointments for the Conservation District Board Directors. Glodenna Halstead and Melissa Adamson are listed for reappointment both terms end 12/31/2021. Carl Biddle was mentioned as a possible associate board member.

A motion was made by Richard Belding to approve submitting Glodenna Halstead and Melissa Adamson remain on the Conservation District Board of Directors. David Shipman seconded. (motion passed)

Request reappointment of David Shipman and Richard Thistlethwaite, replace Chris Eisiminger and keep William Cree III as Chairman of FLP Board

Ms. Snider drafted a letter to submit to the Greene County Commissioners requesting to reinstate Mr. David Shipman and Mr. Richard Thistlethwaite. Also, keep Mr. William Cree III as chairman. After discussion of potential farmers in the area to take Mr. Chris Eisiminger’s position on the board Les McCullough and Doug Willis’ names were mentioned as potential members.

2021 GCCD-FLP Annual Banquet

The banquet will be Wednesday, December 15, 2021 at 5:00pm at Valley View Farm.

Formally approve the services of Greg Hook as attorney for FLP easement

Mr. Greg Hook will charge \$200/hour for work completed on Farmland Preservation items. All bills will reflect what farm the charges are going towards. Mr. Hook may retire at the end of 2021 but maintain a few of the current accounts, including Farmland Preservation, until new legal counsel can be hired.

A motion was made by Richard Belding to approve retaining Mr. Greg Hook as Farmland Preservations attorney. James Willis seconded. (Motion passed)

Approval of Farm Inspections-Cree #1, #2 and #3 Hoge Farm, Milesky Farm, Harry Farm and Bell Farm

Farm visits were completed prior to the FLP meeting including Cree #1 and #2, Milesky, Harry, and Bell Farms. Cree farm had structures built that included sawdust shed, 2 grain bins, addition to milk barn for loafing area, hoop structure, tarp building and calf raising facility. Milesky farm had two (2) new hoop structures added for hay and farm equipment. Harry farm is being utilized for hay and Bell Farm being utilized for hay and goat herd and added a small greenhouse.

A motion was made by Commissioner Belding to approve submitting letter to Doug Wolfgang that no violations were noted at this time on the five (5) inspections completed. David Shipman seconded. (Motion passed)

Greg Hook Payment-Review of Cree Farm information

Ms. Snider received an invoice from Mr. Greg Hook on work completed via email and electronic/mail submissions for items needed to complete the Cree Farm easement process.

A motion was made by Richard Belding to approve issuing payment to Mr. Greg Hook for work completed on Cree Farm Easement. David Shipman seconded. (Motion passed)

Cree Farm Incidental submission to State

An incidental report after completion of Cree Farm Easement was never submitted to the state for reimbursement. The total of \$3,516.19 is being requested to cover appraisal, legal fees, title search, and other items needed to complete paperwork.

Good Faith Payments-Cree, Bruckner, and Milesky

The Farmland Preservation has received good faith payments of \$2,000.00 each from Mr. and Mrs. Cree, Mr. Bruckner and Mr. Milesky. These payments are issued to farmland to cover costs of appraisals that begin the easement process. Once the process is completed the \$2,000.00 is then returned to the individuals and covered through incidental costs submitted to the state. Ms. Snider noticed none of the above mentioned have received the good faith payment reimbursement. Mr. and Mrs. Cree and Mr. Milesky's farms have been finalized and Mr. Bruckner's farm was not able to receive an appraisal and will not, at this time, move forward in the easement process. Ms. Snider is requesting to submit for reimbursement of \$2,000.00 to each farm.

A motion was made by James Willis to approve reimbursement of \$2,000.00 good faith payments to each Mr. and Mrs. Cree, Mr. Bruckner and Mr. Milesky. Richard Thistlethwaite seconded. (Motion passed)

OUTREACH

No outreach at this time.

STAFF REPORTS

No Additional information for staff reports.

Next Meeting Date: To Be Determined

ADJOURNMENT

A motion was made by Richard Belding to adjourn the meeting at 1:42PM. James Willis seconded. (Motion passed)

Board of Directors: William Cree III, Chairman; David Shipman, Vice-Chairman; Richard Thistlethwaite, Treasurer; Charles Day, Secretary; Richard Belding; James Willis; Corbly Orndorff; Commissioner Mike Belding

Respectfully Submitted,

<u>MEETING MINUTES CERTIFICATION</u>
We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Farmland Preservation on _____, 2021.
Chairman, Greene County Farmland Preservation
Executive Member, Greene County Farmland Preservation