

Norman Lathbury, Chairman
Cindy B. Harding
Thomas E. Boldin
Carl V. Homan
Frederick G. Moore



Joseph Homan
Thomas Songer III
Ronald J. Hoover
Dennis E. Buffington
Diana Griffith, Coordinator

CENTRE COUNTY AGRICULTURAL LAND PRESERVATION BOARD

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7:30 pm Thursday, July 30, 2020

AGENDA

Note: This meeting will be held virtually.

Meeting URL

<https://bluejeans.com/872772473/4103>

Meeting ID

872 772 473

Participant Passcode

4103

Want to dial in from a phone?

Dial one of the following numbers:

+1.408.419.1715

+1.408.915.6290

CALL TO ORDER

VIRTUAL MEETING RULES

Note: Chairman Norm Lathbury will manage the meeting; Ag Land Coordinator Diana Griffith will manage the virtual aspects, shared screen and chat box, as well as monitoring incoming emails.

- Please remain muted when not speaking.
- Board members: Please identify yourself when making motions and seconds.
- Meeting visitors may raise questions in the chat box. Diana Griffith will respond.
- Those who are participating by email: Diana Griffith will notify you by email when the chairman calls for a vote.

INTRODUCTIONS

Introductions of meeting guests

PUBLIC COMMENTS

APPROVAL OF THE JANUARY 23, 2020 MEETING MINUTES

OLD BUSINESS

- Closing of the Galen G. and Katherine M. McWilliams Farm agricultural conservation easement on July 13, 2020.
- Progress of the J Roy Campbell Farm approved agricultural conservation easement.
- Progress of the Donald and Teresa Grove farm application approved by the CCALPB. Survey completed. Application in PA Farmland is in progress. State Board date is tentatively August 20, 2020.
- State approval of the John and Sue Campbell subdivision.
- Presentation to the CBICC ABC Essentials Program on May 18

INFORMATIONAL ITEMS

- Upcoming inspections
- McWilliams press release
- Arranged interviews with two local farmers for the Lock Haven Express's upcoming agriculture tab

NEW BUSINESS

Proposal to subdivide the Thomas and Loretta Hartle farm. *Proposal and supporting information attached.*

Narrative: The Hartles' farm has been on the market for two years. The couple decided to sell their dairy cows and then the farm because their children are not interested in farming the land and because of health issues. The Hartles are proposing to subdivide and sell their preserved property in two parcels: a 12-acre parcel with the existing house and the remaining 179.57 preserved acres. They propose to maintain tillable land and agricultural operations – as well as honor the restrictions of the agricultural conservation easement -- on both parcels.

Recommendation: That the Board review the County's and State's subdivision language (attached) and consider whether the proposed 12-acre parcel would remain economically viable for agricultural operations, not be converted to a non-agricultural use, adhere to the verbatim restrictions of the agricultural conservation easement, and each alone meet the minimum state and county criteria in keeping with the approved subdivision requirements. needed to apply for the program.

Presentation of the Pauline Cooper Estate farm for discussion and PACE Approval. *Proposal and supporting information attached.*

Narrative: The Pauline Cooper Estate farm is currently ranked #1 on the updated 2020 list of active applicants, with 133 ranked acres of farmland and 253 acres of woodland. This 391-acre crop operation in Ferguson Township is contiguous to the Ralph Wheland preserved farm and clustered with 11 other PACE-preserved farms in this area. The farm's co-executors are Pauline Cooper's daughter Janice Keough and son Lance Cooper.

Mrs. Cooper applied in 2014 to preserve the farm. It was her wish that the estate's co-executors, daughter Janice Keough and son Lance Cooper, preserve all 391 acres in one easement. They propose to sell the development rights to the 133 acres of ranked farmland while donating the development rights to the woodland as a bargain sale. The landowners also would exclude the house from the easement.

More than 50 percent of the farm's soils are in Capability Classes 1 – IV.

Recommendation: That the Board authorize an appraisal for the Cooper Farm.

ITEMS FOR THE GOOD OF THE ORDER

ADJOURNMENT

The next meeting is scheduled for **7:30 pm Thursday, September 24, 2020**, and likely will be held remotely. A link to participate will be provided.