

Norman K. Lathbury, Chairman  
Marion R. Deppen  
Thomas E. Boldin  
Cindy B. Harding  
Carl V. Homan



Frederick G. Moore  
Thomas Songer III  
Joel Myers  
Vacant  
Sarah Walter, Coordinator

## CENTRE COUNTY AGRICULTURAL LAND PRESERVATION BOARD

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### MINUTES OF THE MEETING OF JANUARY 28, 2016

**Present:** N. Lathbury; M. Deppen; T. Boldin; C. Harding; C. Homan; F. Moore; T. Songer; J. Myers

**Staff:** Sarah Walter (Centre County Planning Office)  
Stacy Mann (Centre County Planning Office)  
Mark Higgins (Centre County Commissioner)

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The meeting was called to order by Chairman Lathbury at 7:30 p.m.

#### **Approval of Minutes**

On a motion by Tom B. and seconded by Carl, the Board voted to approve the minutes of the July 23, 2015 meeting with a correction to the statement under Western Pennsylvania Conservancy to read "The Centre County Ag Land Board **was named** as a partner to the proposal". Motion carried.

#### **Old Business**

##### Leightley & Sevick Easement Progress

Sarah reported that both farms went to the state board on December 18 and were approved. We are currently waiting on checks to come from the state and expect closing in the next couple months.

##### Campbell Easement Progress

Sarah reported that the Campbell appraisal was completed last year but the application as on hold as the family discussed potential residential exclusion sites. They have requested an amendment to their application which would exclude ten acres of frontage on Route 45, resulting in a change of easement acreage from 155 to 145 acres. A LESA evaluation of the amended acreage still placed the Campbell property at the top of the ranking list, and Sarah verified with the appraiser that even without that frontage he didn't feel the per acre value would change. On a motion by Cindy and seconded by Tom S., the Board voted to approve the amendment to the Campbell Farm excluding ten acres of frontage on Route 45. Motion carried.

#### **New Business**

##### Welcome New CCALPB Commissioners' Liaison Mark Higgins

Norm welcomed Commissioner Higgins as the official Liaison to the Board of Commissioners and as a new Commissioner.

##### Election of Officers

The floor was opened for nominations. On a motion by Tom S. and seconded by Carl, the Board voted to approve the current slate of officers as is. Motion carried.

### Approval of 2016 Meeting Dates

Sarah presented the Board with the 2016 Meeting Dates. On a motion by Fred and seconded by Carl, the Board voted to approve the 2016 Meeting Dates. Motion carried.

### Acceptance of Jane Reese Resignation

Norm presented to the board that Jane Reese has resigned from the board. On a motion by Fred and seconded by Joel, the Board voted to accept the resignation of Jane Reese. Motion carried.

### Federal ACEP Proposals for Thomson & Strickler Easements

Sarah presented information regarding two federal ACEP proposals to the board. See attached proposal summary for additional information.

Discussion ensued regarding the proposal to purchase easements out of ranking order and the importance of scheduling meetings so that communication is regular and timely given new application schedules for ACEP funding.

On a motion by Tom B. and seconded by Carl, the Board voted to disapprove the Federal ACEP Proposal for the Thomson and Strickler Easement purchases at this time due in favor of purchasing easements in ranking order. Motion carried.

On a motion by Tom B. and seconded by Carl, the Board voted to encourage the next 10 landowners to get Conservation Plans and Farm Service Agency forms up to date for the Federal ACEP application. Motion carried.

### Certification of Funds for 2016

Sarah presented the board with a copy of the Certification of Funds for 2016 that has been approved by the Commissioners and will be submitted to the state certifying \$107,778 for 2016. Norm stated that this is the amount of money the state will match for 2016 and we will receive that information in February at the State Board Meeting.

### PALTA Conference Mobile Workshop

Sarah presented the board with a flyer on the mobile workshop she is working on with the PA Land Trust Association and the Central PA Academy of Nutrition and Dietetics. It will be May 20, 2016 it will be part of the PALTA Conference which will be in Centre County this year at the Penn Stater. CCALPB board members are encouraged to attend.

### Projected Fund Balances

Sarah presented the board with a 2016 Projected Fund Balance sheet with a projected balance of \$694,838.19 to date for 2016 not including the Campbell and Fravel Easement purchases.

### Additional 2016 Easement Purchases

Sarah presented the board with a site and soils map of the Donald, Wayne & Scott Fravel Farm in Walker Township. The farm is to the east of the Tice easement and it ranked #5 in the 2015 ranking with a score of 74.199 and is about 70 acres. On a motion by Tom B. and seconded by Tom S., the board voted to approve the Fravel Farm for Easement purchase in Walker Township. Motion carried.

On a motion by Tom B. and seconded by Cindy, the board voted to move forward on the Larry & Harold Harpster Farm for Easement purchase in Ferguson Township. Motion carried.

### Summary of Agricultural Land Preservation Easement Purchases

Sarah presented to board with a summary of every easement purchased complete with acreage and financial information. Combining State, County and Township Share totals for every dollar that has been invested by Centre County, CCALPB has leveraged \$7.50 from other sources. 2.4 million of Federal dollars for a total investment of 15.6 million in farm land preservation in Centre County alone.

### **Next Meeting**

The next meeting of the Board is scheduled for February 25, 2016 in Room 146 of the Willowbank Office Building beginning at 7:30 p.m.

### **Adjournment**

On a motion by Tom S. and seconded by Fred, the meeting adjourned at 8:47 p.m. Motion carried.

Submitted by,

Sarah Walter  
Recording Secretary