

MEETING MINUTES
BUTLER COUNTY
AGRICULTURAL LAND PRESERVATION BOARD

Farm Service Agency, 625 Evans City Road, Butler 16001

THURSDAY, JUNE 22, 2023 – 7:00PM

Members In Attendance	Members Absent	Visitors in Attendance
Ken Moniot, Chairman	Eugene Bergbigler	
Bill Duncan, Vice-Chairman		
Larry Baumgartel, Treasurer		
Rob Burr, Secretary		
Luke Fritz		
John Allen		
Rick Stuchal		
Alvin Vogel		
		Staff in Attendance
Commissioner Kimberly D. Geyer – Ex Officio		Sheryl Kelly

The meeting was called to order at 7:00pm by Chairman Ken Moniot on Thursday, June 22, 2023. A quorum was present.

1. Public Comment

- There was no public comment.

2. Commissioner’s Report

- Commissioner Geyer reported on the following:

- There is an article in the Butler Eagle regarding agricultural preservation and the two Butler County farms that were recently approved for easement purchase, Hartzell and Flinner.
- The county will be receiving more legacy funds this year, which means more funding for the county agricultural preservation match that is used to leverage funding from the state.

3. Approval of Meeting Minutes

- Chairman Moniot asked if the Board reviewed the May meeting minutes and if there were any comments or corrections needed and if not, for a motion to approve. There was a motion made by Rick Stuchal to accept the minutes with a second made by Treasurer Larry Baumgartel. All were in favor and the motion was approved.

4. Old Business

- 2022 #1 Flinner and 2022 #3 Hartzell

- Sheryl reported that both the Flinner and Hartzell farms were approved for easement purchase at the state's June 15 board meeting.

- 2023 #1 Graham, 2023 #2 Misera, and Clinton Twp. 2023 #1 Edwards

- The Edwards appraisal was received June 21 with just enough time for Sheryl to review it before the meeting. It appeared to have just one typo which did not affect the pricing. The Board reviewed the appraisal. Vice-Chairman Bill Duncan made a motion to make an offer to the Edwards Family Limited Partnership for easement purchase based on the easement value in the appraisal. There was a second from John Allen. All were in favor and the motion was approved. The offer made will be conditional upon state approval / acceptance of the appraisal. Because two out-of-county comparables were used, Rick Stuchal made a motion to approve the use of them with a second by Luke Fritz. All were in favor and the motion was approved.
- Mr. Misera accepted the Board's easement purchase offer, subject to state review and acceptance of the appraisal. Chairman Moniot requested a motion to move ahead with survey and title work. There was a motion from Secretary Rob Burr with a second from Alvin Vogel. All were in favor and the motion was approved.
- The Graham appraisal was only received a few hours before the meeting and could not be thoroughly reviewed in time. Secretary Rob Burr made a motion to table discussion on this offer until the July meeting with a second by Rick Stuchal. All were in favor and the motion was approved.

- Easement Purchase Priority Area Discussion and Other Possible Board Activities

- The Board has been discussing its priority area map and possible update, reviewing how other counties handle this. There was discussion on the county's land use map, update of the Butler County Comprehensive Plan, growth corridors in the county and municipal planning efforts. The Board will be looking at the future of farming in Butler County and how projections look for its role in Butler County's economy. The Board will also look at suburban development and factors that affect this. For the next meeting, Sheryl will develop several possible changes to the Butler County Guidelines regarding priority areas for the Board to consider. The Board will also continue looking at possible changes to Rural Enterprises language.

5. New Business

- John Allen brought up the widening of Ekastown Road by PennDOT and possible easement needed on each side of the road affecting the preserved Allen farm. Sheryl will contact the state for guidance on this process.

6. Adjourn

Chairman Moniot called for a motion to adjourn. There was a motion made by Rick Stuchal with a second by Vice-Chairman Bill Duncan. All were in favor and the motion was approved. The meeting was adjourned at 8:15 pm.

Next Meeting:

**July 27, 2023 at the
Farm Service Agency Building, 625 Evans City Road, Butler, PA 16001**

Respectfully submitted by Sheryl Kelly for Board Secretary Rob Burr.