

MEETING MINUTES
BUTLER COUNTY
AGRICULTURAL LAND PRESERVATION BOARD

Farm Service Agency, 625 Evans City Road, Butler 16001

THURSDAY, JULY 27, 2023 – 7:00PM

| Members In Attendance | Members Absent | Visitors in Attendance |
|---------------------------------------------|----------------|----------------------------|
| Ken Moniot, Chairman | Alvin Vogel | |
| Bill Duncan, Vice-Chairman | | |
| Larry Baumgartel, Treasurer | | |
| Rob Burr, Secretary | | |
| Luke Fritz | | |
| John Allen | | |
| Rick Stuchal | | |
| Eugene Bergbigler | | |
| | | 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, July 27, 2023. A quorum was present.

1. Public Comment

- There was no public comment.

2. Commissioner’s Report

- Commissioner Geyer reported on the following:

- The Board of Commissioners received extra funding this year from the Marcellus legacy fund resulting in about \$20,000 more for the Ag Land Preservation Fund than last year. This will result in more match funding from the state.
- Each Ag Board member was given a copy of the county’s current Comprehensive Plan. The county will be updating the plan in the next couple of years with hopes that ag preservation will be covered as a larger section in the update, with perhaps the Ag Board playing a role in its development.

3. Approval of Meeting Minutes

- Chairman Moniot asked if the Board reviewed the June 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 Vice-Chairman Bill Duncan 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 farms have been approved and we are now waiting on checks to arrive from the state for easement closing.

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

- The Edwards offer was rejected with the option to hire their own appraiser under the 120-day submission allowance. The counter-appraisal was received just a few days later. Upon review and consultation with the state, deficiencies were found that made it impossible for the Board to review. The Board asked Sheryl to follow-up and let them know they are still within the 120 day window for complete submission.
- The Graham appraisal was reviewed with a couple of corrections that needed to be made, which were done by the appraiser. The Board looked over the appraisal. Secretary Rob Burr made a motion to offer the appraiser value at \$5,000 per acre conditional upon state review and approval of the appraisal. There was a second by Vice-Chairman Duncan. All were in favor and the motion was approved.
 - A second motion was made by Vice-Chairman Duncan, that if the Grahams accepted the offer, for the survey and title work to be started. There was a second from Treasurer Baumgartel. All were in favor and the motion was approved.

- Priority Area Discussion

- The Board discussed several possible scenarios that could be incorporated into the county Ag Land Preservation Program guidelines in order to narrow down its priority area focus. After much discussion, the Board decided on a scenario using total population plus population density gain using Census figures. There was a motion made by Chairman Moniot with a second by Vice-Chairman Duncan for Sheryl to prepare this wording and send it to the state for feedback and approval. Once reviewed and approved, it will be sent to the state Board for approval.

- Rural Enterprise Discussion

- Following a lengthy discussion on rural enterprises in order to clarify some of the wording, there were four items that were agreed upon that should be proposed for change. Vice-Chairman Duncan made a motion to approve four items to be changed and sent by Sheryl in to the state for review. There was a second made by Rick Stuchal. All were in favor and the motion was approved.

5. New Business

- There was no new business.

6. Adjourn

Chairman Moniot called for a motion to adjourn. There was a motion made by Vice-Chairman Duncan with a second by Eugene Bergbigler. All were in favor and the motion was approved. The meeting was adjourned at 8:25 pm.

Next Meeting:

**August 24, 2023 at the
Farm Service Agency Building, 625 Evans City Road, Butler, PA 16001**

Respectfully submitted by Sheryl Kelly for Board Secretary Rob Burr.