

MEETING MINUTES
BUTLER COUNTY
AGRICULTURAL LAND PRESERVATION BOARD

Farm Service Agency, 625 Evans City Road, Butler 16001

THURSDAY, SEPTEMBER 22, 2022 – 7:00PM

Members In Attendance	Members Absent	Visitors in Attendance
Ken Moniot, Chairman	Rick Stuchal	Dan Santoro, Cranberry Twp. Mgr.
Bill Duncan, Vice-Chairman	Eugene Bergbigler	Bruce Hezlep, Cranb. Twp. Superv.
Larry Baumgartel, Treasurer	Rob Burr	Mike Manipole, Cranb. Twp. Super.
Luke Fritz		Attorney Phil Lope
John Allen		Andy Hack
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, September 22, 2022. A quorum was present.

1. Public Comment

- There was no public comment.

2. Commissioner’s Report

- Commissioner Geyer reported on the following items:

- The Butler County Commissioners approved the use of Jim Kelly Appraisal Services for the appraisal of the Hartzell Farm at their Sept. 21 public meeting.
- The Butler County Commissioners approved new three-year terms for Larry Baumgartel, Ken Moniot and John Allen beginning 1/1/2023 and ending 12/31 2025.
- Carl Brown, Executive Director of the Pennsylvania Conservation Commission is retiring and Doug Wolfgang, Director of the state’s Farmland Preservation Department will be taking his place. There is no word yet on who will be replacing Doug.
- Community Partnership, Inc. of Butler County has been awarded a \$100,000 grant for assistance to veteran farmers, one of two of these grants in

Pennsylvania. This would help beginning farmers with various needs based on the criteria outlined in the grant. It is not limited to assistance in Butler County.

3. Approval of Meeting Minutes

- Chairman Moniot asked if the Board reviewed August 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, 2022 #2 Kradel and 2022 #3 Hartzell

- Sheryl reported that the appraisal for Flinner has not yet been received.
- For the Kradel farm, Sheryl has notified Land Surveyors to begin the property survey and Attorney Jim Coulter to begin the title work. Sheryl has received the signed Agreement of Sale from Mr. Kradel.
 - There was a mistake on the meeting agenda for possible action on Kradel farms which took place last month, so no action was needed by the Board.
- She also reported that Kelly Real Estate Appraisal Services has been sent the signed Letter of Engagement to begin the appraisal of the Hartzell farm.

- Allen (2021 Clinton Twp #1) and Hebda (2022 Clinton Township #1)

- Sheryl reported that the state has bumped the Allen farm to their December meeting because they are asking that the existing well pad be removed from the easement purchase as an exclusion area. They have advised that well pads after easement closing cannot be prevented by law, but they can be required to be excluded if they are existing and that the Ag Board will need to develop guidelines for excluding areas of non-ag use from easement purchases. Sheryl will be reaching out to other counties for examples. Other than waiting for a revised survey and some other information the state has asked for, the farm should be ready for the December State Ag Board meeting.

- Preserved Farm Signs

- Sheryl reported that the signs were ordered but have not yet been received.

- Powell Farm Proposal

- Mr. Hack began a discussion of the wishes of Mr. Powell, through his will, which requires his estate administrator to gift his farm to a non-profit that will keep the farm in production and within the restrictions of the agricultural conservation easement. Cranberry Township officials in attendance stressed their willingness

to make that commitment, to change their plans for the farm as required and are hoping to also use it as an educational tool for younger generations. Members of the County Ag Land Preservation Board explained that any proposed changes that could take place will require their approval and/or updates to the farm's conservation plan. Cranberry Township officials will keep the Ag Board updated as they move forward.

5. New Business

- Possible Easement Donation

- John Allen explained to the Board that he is in the process of purchasing a farm in Clinton Township and his intention is to donate an agricultural conservation easement. Sheryl explained that she has checked everything based on the state and county's minimum eligibility criteria and that the farm qualifies once the township has finalized its addition to the Ag Security Area and the subdivision is complete. More information will be forthcoming.

6. Adjourn

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

Next Meeting:

October 27, 2022 at the

Farm Service Agency Building, 625 Evans City Road, Butler, PA 16001

Respectfully submitted by Sheryl Kelly for Board Secretary Rob Burr.