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## Harford County Agricultural Preservation Advisory Board

Meeting Minutes  
**September 3, 2019**

### Opening

The meeting of the Harford County Agricultural Preservation Advisory Board was called to order at 7:00pm on September 3, 2019 at 220 South Main Street, Bel Air, Maryland 21014.

### Board Attendees

Jeff Holloway, Dave Dougherty and John Stump

David Keyes and Zach Rose were unable to attend.

Staff: Bill Amoss & Jen Wilson

### Approval of Minutes

Mr. Dougherty moved to approve minutes from the April 2, 2019 meeting with Mr. Holloway seconding. The minutes were approved unanimously.

### New Business

- The Board reviewed a request by Deborah Bowers to adjust the boundary line between two parcels under a HALPP easement, creating one large and one small parcel. Board members discussed the existing access to the parcels, acreages of final parcel configuration, and if an owners lot was an option. Mr. Dougherty moved to approve the request. Mr. Holloway seconded. The motion passed.
- An application has been submitted by William & Nancy Thompson on Sharon Acres Road. The application includes one (1) parcel and one (1) lot for a total of 39.33 acres and two (2) additional development rights available for purchase. Board members discussed the current usage of the property, hardship considerations, and possible points. The Board awarded their discretionary points as listed below.
  - Soil productivity: 58.22 points
  - Cropland and pasture: 15 points
  - Hydric soils: 15 points

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- Development Rights: 20 points
- Family conveyances: 0 points
- Land use plan consistency: 5 points
- Farm size: 0 points
- Protected land contiguous: 15 points
- Soil Conservation Plan: 5 points
- Ownership: 5 points
- Contribution to Ag 5 points (moderate contribution)
- Special Conditions: 10 points (hardship consideration)

Mr. Holloway made a motion to award the points as listed, and Mr. Dougherty seconded. The motion passed. The farm will be added to the ranking for 2020 applications.

- Mr. Amoss reviewed the seven (7) easement purchase bills being introduced to the County Council the same evening. The 7 bills would preserve 683 acres at approximately \$45 million. The public hearing and presentation before the Council will be held October 1<sup>st</sup> at the Council Chambers. Mr. Amoss encouraged Board members to attend the hearing as a show of support for the bills. Mr. Amoss anticipates settlements beginning in mid-November at the earliest, and completing by April or May 2020. Moving forward, the administration would prefer to introduce these bills in the fall. The Board discussed making March 1<sup>st</sup> the new application deadline beginning in 2020.
- Mr. Amoss updated the Board on the MALPF re-certification process that is currently underway. He is drafting a report that must be submitted to MALPF by October 1<sup>st</sup>. As chairman, Mr. Stump will need to sign a letter as part of the package that will be submitted.
- Ms. Wilson updated the Board on the ongoing compliance inspections for the various easement programs. MALPF inspections were completed and submitted earlier this summer. Rural Legacy inspections are to be conducted in the coming weeks. Baseline documentation have also been completed and are underway for MALPF easements. Ms. Wilson has also been visiting the seven (7) pending HALPP easement properties to take photographs for the public hearing and baseline documentation purposes. The Board briefly discussed the need to conduct compliance inspections on HALPP easement properties, and would like to re-visit the topic in the future.
- Mr. Amoss updated the Board on the status of MALPF 2019 offers and 2020 applications. The Rutledge/Clark/Silver property is moving toward settlement. Ms. Wilson conducted a site visit to verify the removal of house trailers as requested by MALPF staff. Mr. Bierman is going through the process of protesting the offer made by MALPF. Two (2) properties owned by the Turnbaughs, one (1) by the Rigdons, and one (1) by the Tomlinsons are being surveyed and moving toward settlement. Appraisals have started on the 2020 applications and offers should be expected next year. Eight (8) applications were submitted for the 2020 application cycle.

- Mr. Amoss discussed the need to consider revising the ranking score point system in order to have larger, higher priority farms rank above smaller properties. He gave Board members a blank ranking score sheet and a copy of the current legislation (07-045) to review. He asked everyone to consider if: the current legislation could be interpreted differently? If the legislation should be revised? And/or if the points should be revised? Members discussed adding more categories under farm size to increase points for larger tracts and reducing points given to properties within the PPA. Any changes would have to go through the legislative process, starting with Board recommendations going to the Administration. The goal would be to implement changes before the next round of offers, this winter. A more complete discussion is needed once members have had opportunity to review the material.

### **Updates**

- Mr. Amoss discussed possible applications and encouraged the Board to touch base with any landowners.
- Mr. Amoss gave an update on the work being done by Harford Land Trust.
- Mr. Stump asked if there were any updates on solar projects in the County.
- Mr. Holloway asked is there had been any change on the Transource issue
- Mr. Dougherty asked about the level of funding from the Transfer Tax

### **Adjournment**