

# **Agricultural Preservation Advisory Board**

Regular Meeting Minutes

October 8, 2019

7:00 p.m.

Attendance: John Fendrick, Bob Cissel, Chuck Gingrich

Staff: Mike Scheffel

Meeting called to order at 7:05 pm

John Fendrick moved to approve the September meeting minutes as written, Gingrich seconded, minutes then approved

## **1. AEP Easement Program**

### **a. Kapsch Easement discussion – child lot**

The grantor of this easement was Kephart, file 14-89. Is has since transferred ownership to Elizabeth and Robert Kapsch, grandchildren of the grantors. There is precedent in the County program to allow grandchildren to realize child lots, this took place on the Martin Farm. The Board is now aware and if the need arises, deliberation can take place if the landowner makes a formal request.

### **b. Allnut (Ladd Farm) discussion – tenant structure**

The Ladd farm, file 15-89, is now owned by the Allnuts and is adjacent to Homestead Farm. The Board has previously moved to allow a farm labor tenant housing structure to occur on the Ladd Farm. The structure that will be used for the farm labor tenant housing structure existed prior to the easement, otherwise based on the acreage of the Ladd farm, a tenant structure would not be permitted. Due to this fact, policy is needed to allow more flexibility for landowners whose property is encumbered by a County easement. The Board looked at a proposed policy that would allow landowners to formally petition the Board to allow tenant structures in excess of what the acreage of the farm would normally allow. The Board would have sole discretion in allowing these tenant structures to occur. Cissel indicated he wanted the entire Board to review the policy prior to acting. It was agreed to wait on formal action on this policy until the full Board was in attendance.

### **c. Wexler (Gordon Farm) letter to new owner**

The Gordon Farm, file 2-95, was purchased by Aaron and Elsa Wexler. As they are new landowners of an encumbered farm, Scheffel sent them a letter introducing himself and asking to meet.

## **2. Maryland Agricultural Land Preservation Foundation**

### **a. Letter of sufficiency to the Stanleys**

MALPF sent a letter to the Stanelys indicating their application to the Foundation was sufficient and they will continue to work through the easement process.

### **b. Baseline Inspection Report for the Bakers**

Fisher and Scheffel performed the baseline inspection for the Baker's easement. Pictures and descriptions were delivered to MALPF on 10/3/19 and the report was accepted by the Foundation.

### **c. Ag Transfer Tax Report**

Zawitoski and Scheffel sent the State Ag Transfer Tax Report to the Foundation. This is an important report because it shows if there are any ATT funds that need to be remitted to the State or are in danger of being lost if not used. Since HB620 passed in the 2018 legislative session, Counties now have six years to use ATT funds instead of 3. Montgomery County has no funding that needs to be remitted or needs to be used this year.

## **3. RLP Easement Program**

### **a. Documentation required for stream/wetland restoration projects**

Scheffel went over the document with the Board. It describes the criteria DNR would use to evaluate a proposed stream/wetland restoration project on a farm encumbered by a RLP easement.

## **4. Legislative activities**

### **a. Councilmember Friedson – Farm Tour 10/30**

Scheffel informed the Board of the upcoming tour that Councilmember Friedson and his staff will take part in. The sites they will visit are: Homestead Farms, Kathy and Jamie Jamison's farms, and Linda Lewis's River Road farm.

**5. Other business**

**a. Council Proclamation – 9/17/19 for Ben Allnutt, Bob Stabler, and Montgomery County Farm Bureau**

Scheffel informed the Board of the events that took place to honor Ben, Robert and the Montgomery County Farm Bureau. He indicated that 7 of the 9 Councilmembers were in attendance.

**b. Delegation visit from Gondar, Ethiopia**

After the Council events, Scheffel described the meeting with the delegation from Gondar, Ethiopia. Cissel was in attendance with the Gondar delegation and described the meeting to the Board.

The meeting adjourned at 8:15 pm.