



# FREDERICK COUNTY GOVERNMENT

OFFICE OF AGRICULTURE  
Department of Agricultural Preservation

Jessica Fitzwater  
County Executive

Katie Stevens, Director  
Shannon O'Neil, Administrator

## Agricultural Preservation Advisory Board

### Open Session Meeting

Minutes of Thursday, June 5<sup>th</sup>, 2025  
Winchester Hall – First Floor, Hearing Room  
Board Approved 7/30/2025

- I. **Call to Order:** Sandra Tucker called the meeting to order at 7:00 pm.
- II. **Attendance:** Sandy Tucker, Chair, Caroline Orlowski, Secretary, Lisa Gaver, Matt Toms, Vice Chair, Council Member Steve McKay, Liaison  
Katie Stevens, Director of Office of Ag, Shannon O'Neil, Ag Preservation Program Administrator, Beth Ahalt, Ag Preservation Program Specialist II, Jenna Zimmerman, Ag Preservation Program Specialist I, and Joshua Brewster, Senior Assistant County Attorney
- III. **Approval of the Agenda:** Caroline Orlowski made a motion to approve the agenda. The motion was seconded by Lisa Gaver. The motion was approved 4-0-0-0.
- IV. **Approval of the Minutes from April 30<sup>th</sup>, 2025:** Caroline Orlowski made a motion to approve the minutes from the April 30<sup>th</sup>, 2025, meeting. The motion was seconded by Matt Toms. The motion was approved 4-0-0-0.
- V. **Reports-** No reports.
- VI. **Old Business-** No old business.
- VII. **New Business-**
  - A. **Agricultural Preservation Advisory Board Applicant Selection-** Staff presented the three applicants that applied to the Agricultural Preservation Advisory Board. The three applicants that applied for the commercial farm owner and operator seat were Samuel Tressler III, Erik Legg, and Brenda Ripley. There is one vacancy. Lisa Gaver made a motion to appoint Samuel Tressler III to fill the vacancy on the Frederick County Agricultural Preservation Advisory Board. Matt Toms seconded this motion. The motion was approved 4-0-0-0.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker	X			
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver	X			
Position Vacant				

B. **Lenhart MALPF Child's Lot Renewal Request)-** Staff presented a request to the Ag Board to approve a 5-year extension to the Brenda Nowell child's lot preliminary release. This lot request was approved by MALPF on February 26<sup>th</sup>, 2002. A three (3) year extension was granted in 2017, and another 5-year extension



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that was granted in 2020. The extension is set to expire in June of 2025. Staff recommended approval of the 5-year extension on the preliminary release for Brenda Nowell. Lisa Gaver made a motion to approve staff's recommendation. The motion was seconded by Caroline Orlowski. The motion was approved 4-0-0-0.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker	X			
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver	X			
Position Vacant				

### VIII. Comments and Announcements

#### a. Program Updates

- i. **MALPF**- Offers for FY25 will be coming out in early-July. One more settlement should be completed for FY 24 in the coming months. The next MALPF cycle deadline is April 1, 2026. Due to funding, MALPF has moved to an every other year cycle.
- ii. **IPP**- Two settlements in May occurred; 1 farm was 108 acres and the other farm was 180 acres. The next IPP cycle deadline is September 1, 2025.
- iii. **Critical Farms**- Appraisals have been received and will be reviewed in closed session. Offers will be made after the County Council reviews the appraisals in their closed session meeting on June 17, 2025.
- iv. **CREP**- A 75-acre property settled in May, which is also located in a PPA. Staff continues to receive a lot of interest in this program.
- v. **Next Generation**-Staff has two applications with Next Generation. Another 36-acre property was submitted under Small Acreage Next Generation Program. Staff should have a decision on all applications by end of June.
- vi. **Rural Legacy**-Rural Legacy has moved to an every other year cycle due to a decrease in funding. The next application cycle will be in FY2027. The proposed Rural Legacy expansion will be reviewed as part of this application.

#### B. Other Comments:

- i. **MPRP Proposed Transmission Line Route**- There are no new updates. A virtual pre-hearing conference is set for Tuesday, June 10, 2025, at 10:00am.
- ii. **CDI Overlay Zoning Bill**- This bill is currently going through workshop. The first reading is scheduled for June 17<sup>th</sup>, 2025.
- ii. **July Board Meeting**- Staff notified the Board that the next Ag Board Advisory Meeting will held on Monday, July 28th, 2025.



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- IX. **Public Comment** – None.
- X. **Adjournment** – Caroline Orlowski moved to adjourn the meeting. Lisa Gaver seconded this motion. Meeting adjourned at 8:10pm.
- I. **Closed Session** – See attached “Presiding Officer’s Written Statement for Closing a Meeting Under the Open Meetings Act (MD Annotated Code, General Provisions Article 3-305)” as well as a summary of the closed session in accordance with GP Article 3-306(c)(2)."