



Agricultural Preservation Advisory Board

Open Session Meeting

Minutes of Monday, April 24, 2023

Winchester Hall - Second Floor, Winchester Room

APPROVED 05/22/2023

Members Present: Samuel Tressler, III, Chair; Andrew Toms, Eric Troxell, Sandra Tucker, and Councilmember Steve McKay, Ag Board Liaison

Staff Present: Anne Bradley, Program Administrator; Shannon O’Neil, Planner II, Beth Ahalt, Planner I

The meeting was called to order by Chair Tressler at 7:01 p.m.

I. Minutes

A. Open and Closed Session Minutes from February 27, 2023

Staff presented minutes from 02/27/2023 for review and approval. The Board had no additions or corrections.

The motion was approved 4-0-0-1.

Ag Board Members	Aye	Nay	Abstain	Absent
Samuel Tressler, Chair	X			
Dick Bittner, Vice Chair			x	
Andrew Toms	X			
Eric Troxell	X			
Sandra Tucker	X			

II. IPP

A. Halla Historic District Request

Staff presented a request from David and Amanda Halla to approve a request for a Historic Preservation overlay on their 35.3 acre IPP Easement. The proposed County Register Boundary is 1.35 acres in total and uses natural barriers such as the driveway and the farm fields as the boundary lines. The historic buildings inside of the boundary are the house and a springhouse. No agricultural buildings are inside of the boundary. The advantages to the County Register of Historic Places include protecting the investments made into rehabilitating historic properties, protecting irreplaceable historic properties, eligibility for local and state tax credits and the rural historic preservation grant program, and ensuring that exterior changes are in keeping



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with the Secretary of the Interior's Standards for Rehabilitation. Agricultural uses within the HPC review area could be limited if a proposed change is inconsistent with

the historic character of the site. Staff recommended approval of the Halla Historic Preservation Request.

Mr. Bittner made a motion to approve staff's recommendation for the Halla Historic Preservation Request. adjustment. The motion was seconded by Mr. Troxell. The motion was approved 5-0-0-0.

Ag Board Members	Aye	Nay	Abstain	Absent
Samuel Tressler, Chair	X			
Dick Bittner, Vice Chair	X			
Andrew Toms	X			
Eric Troxell	X			
Sandra Tucker	X			

III. Critical Farms Discussion

A. Critical Farms Code Review

Staff presented the Critical Farms Ordinance that is currently in effect, and what currently takes place in the Critical Farms program, as well as what the Farm Service Agency (FSA) states a full-time farmer is. The Board requested that Staff look at the Board discretion criteria and eligibility requirements, as well as removing the 'full-time farmer' criteria.

B. Critical Farms Ranking Review

Staff presented the Critical Farms Ranking that is currently in effect, and changes that could take place for applicants' who have utilized the program multiple times, acreage requirement for utilizing the program, and if the applicant intends to farm the property themselves, or rent the property to full-time farmer.

All board members agreed to discuss the Critical Farms Ordinance and Ranking again at the May meeting. No vote was taken as this was a discussion.



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IV. Program Status Report

- A. MALPF: Staff stated that we received 54 applications and is working on the ranking to present at the May Ag Board Meeting.
- B. IPP: Two properties recently settled in this program, and several more are on the horizon to settle in the coming months.
- C. Critical Farms: June 1st application deadline. Lining up applications.
- D. MARBIDCO Next Generation: The last application that was submitted was in January, 2023 and it has still not been submitted.
- E. Rural Legacy: Settled on a 160 acre property in the Jefferson area recently and are scheduled to settled on a 340 acre property in South County next month.
- F. CREP: This program pays \$6,000 per acre currently, and there is still a lot of interest in the program.
- G. Inspections Update: Staff is working on inspections and should be completed MALPF and FRPP inspections in the coming weeks.
- H. Other violations updates: Staff is working to remedy violations with landowners and the Zoning Department.

Mr. Toms made a motion to close the open session portion of the meeting and Mr. Bittner seconded the motion.

Ag Board Members	Aye	Nay	Abstain	Absent
Samuel Tressler, Chair	X			
Dick Bittner, Vice Chair	X			
Andrew Toms	X			
Eric Troxell	X			

Chair Tressler moved to enter into to closed session at 8:40 pm.