

Tioga County Agricultural Land Preservation Board

Meeting Minutes

Monday May 15, 2023

7 PM Tokishi Building

Call to Order: Chairman Karl Kroeck called the meeting to order at 7:00 pm.

Roll Call: The roll call found six (6) members in attendance: Bill Plummer, Donald Norman, Karl Kroeck, Donald Hoffman, Donna Cleveland, and Gayle Morrow for the board. Also in attendance: Deb Crawford; Administrator and Kaye Aumick; Planning Director. Public in attendance: Jerry Crawford and John Painter.

Approval of Minutes: A copy of the April minutes were available for review. Motion by Donna Cleveland to approve, second by Donald Norman. Motion carried by roll call vote.

Public Comment: None

Old Business:

- Funding – Deb reviewed the funding spreadsheet.
 - We are waiting for the check for the additional incidentals costs from the state for the Gorda farm.
 - Received the incidental costs check for Brucklacher.
- Farms in the Pipeline:
 - Brucklacher (2020) – Received the fully signed Agreement of Sale and the 1st installment check from the state. Will be closing in June.
 - Hess (2021)– Approved by the state board at the February meeting. Waiting for the paperwork and check from the state, then we can move forward with closing.
 - Cooper (2022) – State funded only. Working through all the paperwork. We have the survey map and waiting for the title search/commitment. They are changing to a trust. This will be done after closing.
 - Shuey (2022) – State funded only. Continuing to move through the process.
 - Bowen (2022) – County funded only. Moving forward; have survey and waiting on the title search/commitment.
- Mead Subdivision – It was discussed what is needed and the process for a subdivision of the preserved farm. Zak Wattles has started the survey work and will send an electronic copy when completed so we can do an initial review. Once the board approves, the planning commission will review and approve, then it will be sent to the state for their board review and approval. This will be done in a state board meeting.
 - John Painter stated that they will be moving forward with the subdivision and sale. He stated that he wants to make sure that everything is done properly. He has been working with Zak on the survey. Kaye explained the process for a subdivision and next steps after he receives the survey maps. The regular process steps for county subdivisions must be followed.
 - There was some discussion on whether the 2-acre subdivision that is allowed for a residence had been done by the original owner of the farm. Kaye will check the records and verify.
- 2023 Rankings – The board has not approved the rankings. The farms will all be ranked again and the new rankings taken to the next meeting for review.
- Shuey #3 and #2 – Ag. E&S Plan – This plan was discussed and the board agreed not to vote on the plan at this time. Karl will reach out to the Shuey's and discuss this plan with them.

- Karl talked about the PAOneStop site, that was developed by PennState and allows farmers to create their own conservation plans. These plans are acceptable by the state as long as they are approved by the county board.
- There was also talk about the inspections of the preserved farms; how it is being done now and how to improve the process. Karl is qualified to inspect the farms to ensure they are following their conservation plans. He will train the administrative staff on how to do these inspections.

New Business:

- None

Next Meeting: June 19, 2023 7:00pm at the Tokishi Building

Adjournment: Meeting adjourned at 8:10pm.

Respectfully Submitted by Kaye Aumick.