

**COUNTY COMMISSIONERS' WORK SESSION AGENDA**

**TUESDAY, SEPTEMBER 10, 2019**

**10:00 a.m. – Conference Room #701, 7<sup>th</sup> Floor**

**10:00 a.m.**

**EXECUTIVE SESSION ANNOUNCEMENT**

**PUBLIC SESSION:**

Postpone approval of the August 13, 2019 Work Session Minutes and September 3, 2019 Work Session Minutes.

**Re-announcement:**

An evening Commissioners' Meeting is scheduled for Tuesday, September 10, 2019 at 7:00 p.m. at Earl Township Municipal Building, 517 North Railroad Avenue, New Holland, Pennsylvania. There is no Commissioners' Meeting scheduled for Wednesday morning, September 11, 2019.

**Announcement:**

The Board of Commissioners will hold a public hearing on September 30, 2019 at 7:00 p.m. at the East Earl Township Municipal Building, 4610 Division Highway, East Earl, Pennsylvania. The purpose of this hearing is the proposed closure and possible elimination of the Big Conestoga 4A Bridge on Linden Road in East Earl Township. Public participation is invited.

**10:00 a.m.**

Matt Knepper, Director, Agricultural Preserve Board – Agreement of Sale of Agricultural Conservation Easement (please refer to motion on this evening's agenda) and Amendment to Agreement of Sale of Agricultural Conservation Easement (please refer to motion on tomorrow's agenda)

**Other Discussion Items:**

1. Appointments/Reappointments
2. September 10, 2019 Evening Commissioners' Meeting Agenda

**Adjourn**

***Note: The Work Session is being audio recorded. We ask that attendees speak into the microphone for audio recording purpose.***

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, it was agreed for the County of Lancaster to approve an Agreement of Sale of an Agricultural Conservation Easement with the following property owners:

<u>Name/Township</u>	<u>Type of Easement</u>	<u>County Share</u>	<u>State Share</u>	<u>Lancaster Farmland Trust Share</u>
Robert L. and Sandra L. Schnader Brecknock Township	Perpetual	\$90,955.00	\$0.00	\$37,155.00

The Commissioners certify that the Robert L. and Sandra L. Schnader property, consisting of 49.54 acres, is located in the Agricultural Security Area of Brecknock Township.

I, Lawrence M. George, Chief Clerk to the County of Lancaster, Pennsylvania, do hereby affirm that the above motion was adopted by the Lancaster County Board of Commissioners at its regularly scheduled meeting held on the 10<sup>th</sup> day of September, 2019.

ATTEST: \_\_\_\_\_  
Lawrence M. George, Chief Clerk  
County of Lancaster, Pennsylvania  
Date: September 10, 2019

9/10/19

● I	<p><b>Agricultural Conservation Easement</b> granted by Robert L. and Sandra L. Schnader</p>	<p>Duration of easement is <b>perpetual</b>.</p>	<p><u>\$90,955.00 from the County of Lancaster.</u>  Per acre cost of the easement is \$2,586.00 for the 49.54 acre farm.  <i>The Appraised Easement Value is \$181,910.88</i>  <i>\$37,155.00 from Lancaster Farmland Trust</i>  <i>The Easement Purchase Price is \$128,110.00</i></p>	<p>The Easement Purchase Price is 11% more than the 2013-2015 County Average of \$2,897.00/acre.  The Easement Purchase Price is 70% of the Appraised Easement Value.</p>	<p>100% of soils are in capability classes I-IV.  Located adjacent to one preserved farm and one applicant.  There are 275 acres preserved in Brecknock Township.  Farm is within one mile of the Cocalico Urban Growth Area where public water and sewer exist.</p>	<p>The Schnader family farm is a cash crop operation.  Landowners applied to preserve the farm in 2017.  The farm ranked #153 of 192 in the 2018 application round and is being considered due to their willingness to preserve farm as a joint project with the Lancaster Farmland Trust and to accept 70% of the appraised easement value.</p>
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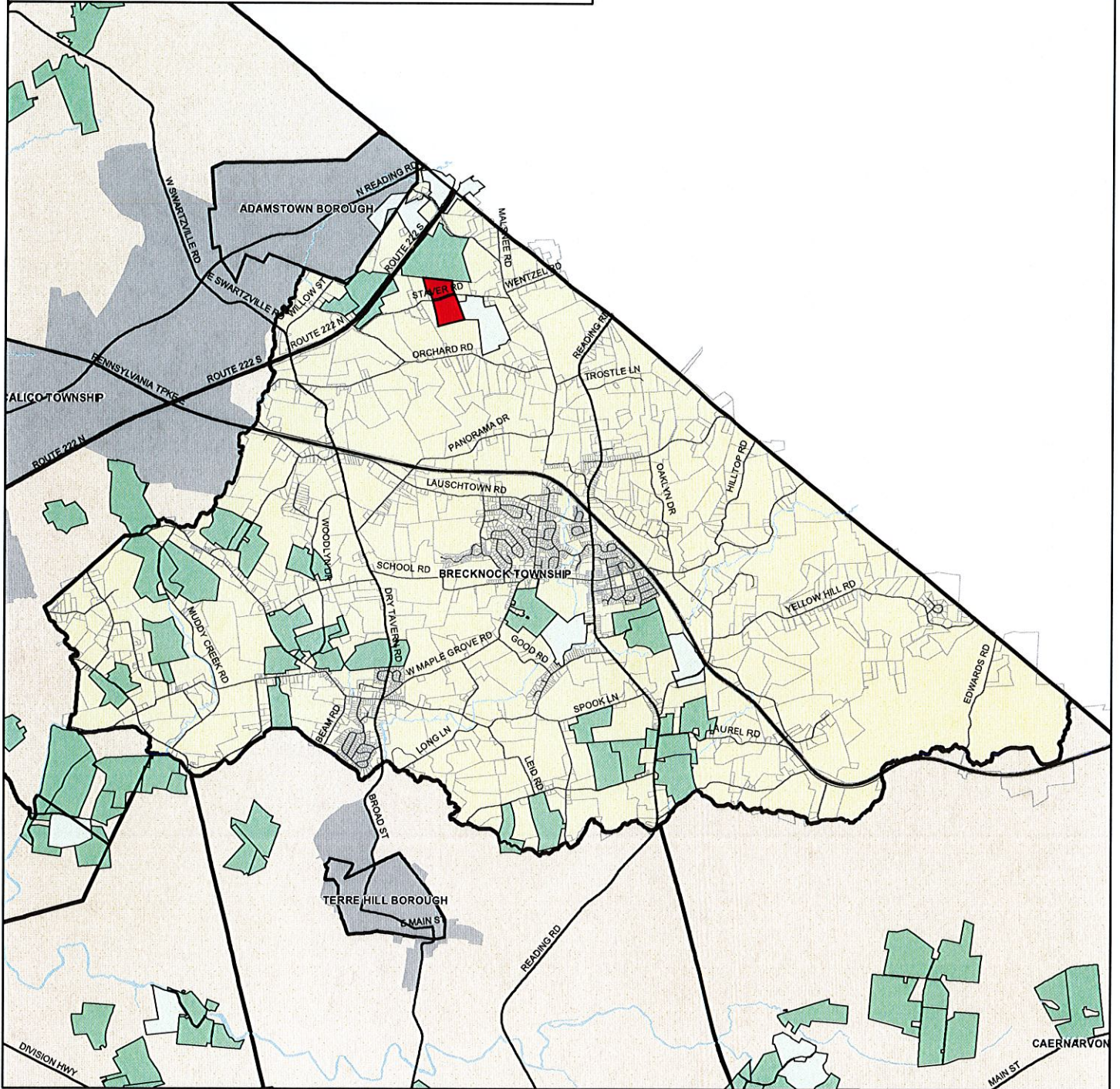
**As of Commissioners Meeting:**

**September 11, 2019**












**Preserved Farms in Lancaster County**

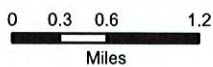
	Farms	Acres
<b>APB:</b>	990	82,084
<b>LFT:</b>	502	30,492
<b>Other:</b>	(37)	1,815
<b>Joint:</b>		(2,532)
<b>Total:</b>	1,445	112,767
<b>Waiting List:</b>	194	

# The Schnader Farm



## Features

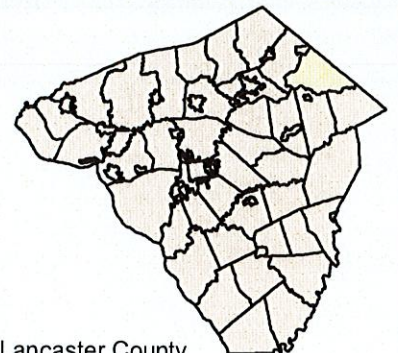
-  Schnader Farm
-  Easements
-  Applications
-  Water Feature
-  Urban Growth Boundary
-  Village Growth Boundary
-  Major Road
-  Minor Road
-  Parcel
-  Selected Municipality
-  Surrounding Municipalities



**The Schnader Farm**  
**040-03773-0-0000**  
**Brecknock Township**  
**2017-011**

Farmland information furnished to the Lancaster County Agricultural Preserve Board, and contained in this data, was obtained from sources considered reliable and believed to be accurate. However, this information is not warranted, and no responsibility for the accuracy of this information is assumed by the Lancaster Agricultural Preserve Board or the Lancaster County Geographic Information Systems Department.

Produced by:  
 Lancaster County IT - GIS Division  
 Maurine Smith, APB  
 May 29, 2019



Lancaster County

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, it was agreed for the County of Lancaster to approve an Amendment to an Agreement of Sale of an Agricultural Conservation Easement with the following property owner:

<u>Name/Township</u>	<u>Type of Easement</u>	<u>County Share</u>	<u>State Share</u>	<u>Township Share</u>
Paul Hartz Caernarvon Township	Perpetual	\$555,600.00	\$0.00	\$50,000.00

The Commissioners certify that the Paul Hartz property, consisting of 151.4 acres, is located in the Agricultural Security Area of Caernarvon Township and was preserved on April 19, 2017.

*The Landowner has requested to receive a final installment payment consisting of \$100,000. The request would accelerate the installment schedule by two years. The installment schedule included in the Agreement of Sale has been modified to reflect the change, and an Amendment to the Agreement of Sale is required to document the change.*

I, Lawrence M. George, Chief Clerk to the County of Lancaster, Pennsylvania, do hereby affirm that the above motion was adopted by the Lancaster County Board of Commissioners at its regularly scheduled meeting held on the 10<sup>th</sup> day of September, 2019.

ATTEST: \_\_\_\_\_  
Lawrence M. George, Chief Clerk  
County of Lancaster, Pennsylvania  
Date: September 10, 2019

## REQUEST SUMMARY

### ITEMS FOR COMMISSIONERS' AGENDA

From Agricultural Preserve Board

September 10 and 11, 2019

Item #	Name of Contract Provider	Term	Amount being Requested	Percent of Increase/Decrease	Goals	Trends
1	<p><b>Agricultural Conservation Easement</b> granted by Paul Hartz</p> <p><i>Farm is requested for re-approval due to change in the installment structure. Landowner requests to be paid the remaining \$100,000.00 from the installment schedule. It would accelerate the schedule by two years and be the final payment. Purchase price remains the same.</i></p>	Duration of easement is <b>perpetual.</b>	<p><u>\$555,600.00 from the County of Lancaster.</u></p> <p>Per acre cost of the easement is \$4,000.00 for the 151.4 acre farm.</p> <p><i>The Appraised Easement Value is \$658,590.00</i></p> <p><i>\$50,000.00 from Caernarvon Township</i></p> <p><i>The Easement Purchase Price is \$605,600.00</i></p>	<p>The Easement Purchase Price is 32% more than the 2013-2015 County Average of \$2,897.00/acre.</p> <p>The Easement Purchase Price is 92% of the Appraised Easement Value.</p>	<p>100% of soils are in capability classes I-IV.</p> <p>Located within a mile radius of eight preserved farms, adjoining preserved farms to the south.</p> <p>There are 1,345 acres preserved in Caernarvon Township.</p> <p>The Nearest Urban Growth Area is 5+ miles to the west in East Earl Township near Goodville.</p> <p>The property adjoins designated public water and sewer service areas to the North in Morgantown.</p>	<p>The Hartz family farm is primarily a crop and livestock farm.</p> <p>Landowners applied to preserve the farm in 2015.</p> <p>The farm ranked #65 of 189 in the 2015 ranking year.</p>

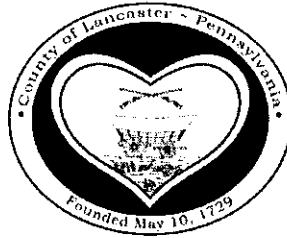
# LANCASTER COUNTY COMMISSIONERS' MEETING AGENDA

Tuesday, September 10, 2019

7:00 p.m.

Earl Township Municipal Building

517 North Railroad Avenue, New Holland, Pennsylvania



1. Meeting Called to Order: This evening's meeting will be conducted by Commissioner Joshua G. Parsons
2. Pledge of Allegiance
3. Minutes as Distributed: Approval of the August 28, 2019 Commissioners' Meeting Minutes. Postpone approval of the August 14, 2019 Commissioners' Meeting Minutes and September 4, 2019 Commissioners' Meeting Minutes.
4. Welcome and Thank You
5. Old Business
6. New Business:
  - a. **Announcement:**  
The Board of Commissioners will hold a public hearing on September 30, 2019 at 7:00 p.m. at the East Earl Township Municipal Building, 4610 Division Highway, East Earl, Pennsylvania. The purpose of this hearing is the proposed closure and possible elimination of the Big Conestoga 4A Bridge on Linden Road in East Earl Township. Public participation is invited.
  - b. **Earl Township Presentation**  
Rick Kochel, Chairman, Earl Township Board of Supervisors
  - c. **Agricultural Preserve Board – Agreement of Sale of Agricultural Conservation Easement**  
Matt Knepper, Director, Agricultural Preserve Board
  - d. **Agricultural Preserve Board – Amendment to an Agreement of Sale of Agricultural Conservation Easement**  
Matt Knepper, Director, Agricultural Preserve Board

"continued"

**County Commissioners' Meeting Agenda**  
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7. Questions and Answers from Public

8. Adjourn