

**Land Preservation Committee Approved Minutes
January 19, 2011**

The meeting of the Honey Brook Land Preservation Committee was called to order at 7:35 am. John McHugh, Ben E. Stoltzfus, Dave Rotelle, and Max Dobles were present along with Heath Eddy, Director of Planning and Zoning. John Goodall from the Brandywine Conservancy was also present.

Motion by John McHugh, seconded by Max Dobles, to continue with the current board. All in favor. Motion passes.

Motion by John McHugh, seconded by Dave Rotelle, to approve November 2010's minutes. All in favor. Motion passes.

Motion by John McHugh seconded by Max Dobles, to accept meeting schedule for 2011. All in favor. Motion passes.

Brief overview of the Township's preservation program and efforts was presented by John Goodall.

Meeting adjourned at 8:00 am and the Farmer's Breakfast began.

Respectfully submitted,

Max Dobles, Secretary LPC

**Honey Brook Township Land Preservation Committee
Regular Meeting Approved Minutes
March 15, 2011**

The meeting of the Honey Brook Land Preservation Committee was called to order at 6:37 pm. John McHugh, Ben E. Stoltzfus, Dave Rotelle, and Max Dobles were present. Toni Antonini, Township Administrator, and Heath Eddy, Director of Planning and Zoning, were present. John Goodall and Tara Tracy from the Brandywine Conservancy were also present.

Minutes

Motion by Max Dobles, seconded by Dave Rotelle, to approve the January meeting minutes. All in favor. Motion carries.

Financials

John McHugh asked Toni Antonini for an update on the financials of the land preservation financial program. Ms. Antonini noted that the chart sent to the Committee late last month details all existing and committed easement purchases in the system and that the land preservation loan has essentially been spent. In terms of current finances, as of the end of February the Township land preservation account had \$475,484, with February expenses totaling \$1,637.05 and revenues totaling \$54,386.42 from the EIT tax collections.

Preservation Updates

John Goodall noted that the County Open Space Preservation Department will complete the Countywide rankings of farm preservation applications by mid- to late-April. He also noted that in terms of overall preservation under the two County-based programs, Honey Brook Township ranked #1 in terms of acreage with 1,617.5565 acres on 31 parcels. The Township also ranked #1 in terms of applications submitted and accepted for both 2009 and 2010.

Max Dobles asked about the confusion over the County's funding for open space preservation. Mr. Goodall noted that the County had been increasing funding for preservation in part because the State had also contributed more but the last couple of years had seen a marked reduction from the State and the County has reduced the amount of funding overall. The County budgeted \$20 million in 2010 but only released half that amount, and had deferred the other half to 2011 as the budget, but that amount has yet to be released.

Land Preservation Plan Update

Tara Tracy stated that the focus of the plan update would be to identify the work that had been completed since adoption of the original plan in 2007, and that this update should reflect that. The plan update will also focus on identifying the challenges to keep the momentum going, primarily by looking for additional partners for funding and other options for protection, including outside agencies and private sources. The County's

natural area preservation programs should also be considered for priority areas that are not farmland based but are key natural resources.

John McHugh stated that the plan was retaining the same vision, which was primarily farmland preservation. The plan includes a 5-year estimate of costs and should reflect the accomplishments to date. The Township should also consider working on a multi-municipal basis for preservation, noting the Witwer farm site as an example involving 2 townships. Tara Tracy stated that this strategy would be a useful component while also noting that the approach is somewhat complicated. John Goodall also noted that revenue would have to be spent in Honey Brook Township preservation projects only.

Dave Rotelle stated that he felt the plan should retain commitment to natural resource protection priorities. John McHugh noted the economy would drive the capacity of the Township to protect resources and there are limits. John Goodall stated that there are other grant programs available including the County and other sources such as the City of Wilmington and DEP/CCCD for other side projects to protect resources and should be factored into the update.

John McHugh also expressed a concern for the readability of the document, making sure that if residents express an interest or concern about the program, the document should be able to make a case for the program.

Tara Tracy stated that the objective for this meeting would be to review the existing maps in the plan, consider whether to keep or remove them, and what other mapping should be added to the updated plan. Maps were evaluated as follows:

Priority Areas Map (Figure 1) – the primary comment of the group was to add another map, or modify this map, showing the parcels that are protected in the priorities areas as shown. In addition, there should be a map showing all preserved parcels, which John Goodall has used previously, as well as all parcels protected through the dedicated open space EIT tax.

Prime Agricultural Soils Map (Appendix C) – no comments noted.

Properties 50 Acres or Greater with Prime Farmland Soils Map (Appendix C) – no comments noted.

Agricultural Priorities Map (Appendix B) – no comments noted.

Natural Resource Priorities Map (Appendix B) – Tara Tracy noted that the criteria used to create these priority areas are identified in the plan, and are consistent with general practice. The original map was created using the same system but there are some variations in the map results. The group agreed to use whatever was generated through the same assessment process.

Agricultural & Natural Resource Land Prioritization Map (Figure 2) – Tara Tracy noted that this map will be updated per the same “glitch” or variation as noted above. No other comments were noted.

TDR Program Status Map (Appendix D) – Heath Eddy stated that the status map is unchanged since there have been no evaluations done since the adoption of the current plan.

TDR Assessment – Sending Areas (Appendix D) – no comments noted.

TDR Assessment – Receiving Areas (Appendix D) – no comments noted.

It was further noted that the Introduction section should emphasize that the funds generated via the open space EIT tax are to keep resources not for public access. There could be a brief executive summary. Also, the introduction should emphasize the benefits downstream from open space preservation.

Next Meeting: John McHugh stated that the next meeting would be held on **Tuesday, April 19th at 6:30 pm** but was held on April 12th in order to take time to walk through the text of the Land Preservation Plan and make changes as needed. Mr. McHugh further stated that the regular May meeting needed to be rescheduled due to a conflict with the Primary Elections being held in the Township Administration Building, and suggested Committee members check their availability for a meeting on May 24th (the following Tuesday from the regular date).

Meeting adjourned at 7:57 pm.

Respectfully submitted,

Heath Eddy, AICP
Director of Planning and Zoning/Recording Secretary

**Honey Brook Township Land Preservation Committee
Regular Meeting Approved Minutes
April 12, 2011**

The meeting of the Honey Brook Land Preservation Committee was called to order at 6:15 pm. John McHugh, Ben E. Stoltzfus, Dave Rotelle, and Max Dobles were present. Heath Eddy, Director of Planning and Zoning, was present. Tara Tracy from the Brandywine Conservancy were also present. Chip Jones was also present.

Minutes

John McHugh noted a couple of minor changes, and Tara Tracy noted one instance of her name being misspelled. Motion by Max Dobles, seconded by Ben E. Stoltzfus, to approve the March meeting minutes. All in favor. Motion carries.

Financials

John McHugh asked for an update on financials. He requested a spreadsheet showing projections for income and outflow costs. This would eventually be posted on the Township website. The purpose of the projections would be to assume anticipated revenues vs. commitments.

Heath Eddy noted that the current balance in the existing land preservation non-loan account is \$520,503.76. Mr. McHugh asked if reducing the level of the EIT tax would be a breach of the loan contract. Mr. Eddy stated that he thought it would but would confirm that with Toni Antonini prior to the next Committee meeting.

Land Preservation Plan Update

Tara Tracy stated that the review would be page-by-page. John McHugh noted that the Plan is reduced down to Chapter 1 explaining “why”, Chapter 2 is “what” and Chapter 3 is “how”. Mr. McHugh stated that he is drafting a Letter of Introduction to be attached to the beginning of the Plan. He also requested that the Resolution of Adoption be included in the Plan. Going through the Plan in page order:

Chapter 1

Pg. 1 Ms. Tracy noted that the population numbers would reflect the 2010 Census. Mr. McHugh stated that the “mission statement” doesn’t match what the Board of Supervisors adopted and should be revised. There should also be a “vision statement” added.

Pg. 2 Ms. Tracy stated that the Comprehensive Plan utilized a scientific survey that generated results indicating a preference to maintain the rural character of the Township. Mr. McHugh stated that there should be a clearer reference to the Comprehensive Plan and specifically the survey results. Ms. Tracy noted the commentary on the Committee would be revised. Max Dobles noted that “monthly” should be changed to “regular” for meetings. Mr. McHugh noted that the paragraph starting with “Because each township...” should generally be revised to reflect current events.

Second paragraph change “decided” to “recommended” since the task force makes no official “decisions” for the Township.

Third paragraph references the Township Ordinance for the open space tax in Appendix A, and Mr. McHugh suggested including a copy with signatures on it.

There was a general comment to make the editing more consistent with reference to the “tax” since there were some inconsistencies in how it is written into the Plan.

Pg. 3 Mr. McHugh noted there was reference made to other townships, and he requested a table or chart showing a sample of open space taxes from other townships that would show the level of taxation. Ms. Tracy suggested placing this in an Appendix to avoid cluttering the document. Mr. Dobles suggested also including a map to the list so that residents can see where these townships are located.

Chapter 2

Pg. 4 There was agreement that the Priority Areas should not be numbered since it confuses readers into thinking the areas are prioritized among themselves. They should be referenced by compass direction (N-S-E-W).

Fig. 1 Chip Jones noted some areas are not colored in and should these be referenced or included, or reflect the general statement of policy regarding which preservation targets to support. Dave Rotelle asked if the color would be removed. Ms. Tracy noted that the Committee indicated removing the color and dashed lines on the map at the March meeting. There was a comment to change the Figure title to include “General” and then increase the size of the Note on the bottom and to reference Figure 2.

Pg. 6 No specific changes noted.

Fig. 2 No specific changes noted.

Pg. 8 There was a general comment to rewrite the first paragraph as it is awkwardly written and hard to understand.

Pg. 9 Mr. Rotelle stated that there should be a reference to changes in the environment with regard to land preservation, and suggested that perhaps there should be a short reference that indicates what could occur in the Township absent this land preservation effort.

App. A should also include both Ordinances, the tax implementation and the referendum.

Chapter 3

Pg.10 No specific changes noted. It was noted that it was Township policy to accept easements if offered.

Pg.11 Second paragraph there is a reference to "limited" number of conservation easements in the Township, and this should be specified.

Third paragraph last sentence John McHugh noted the total acreage protected is higher now. Ms. Tracy noted that there is an overlap in data for conservation easements and for agricultural easements, since they are both forms of conservation, so they could break down the total acres protected into agricultural land vs. non-agricultural land.

Pg.12 The discussion of the Chester County Agricultural Preservation Program (CCAPP) should confirm the current cap per acre value. Mr. Rotelle stated that there should also be a reference to the Preservation Partnership which is a funding source for grants to protect natural resource lands, which is also a part of the mission of the land preservation program in the Township.

Mr. Dobles suggested that there should be a major revision to this Chapter to frontload the Township's policy programs since that is the focus of the Township, and then discuss the "toolbox" of options for cooperative funding for effecting preservation.

Pg.24 The section on Financing should be updated, with the goal being to answer what we are going to accomplish with this program.

Next Meeting: John McHugh stated that the next meeting as scheduled was May 17, 2011, but since that is also the Primary Election Day and the Township Administration Building is an election site, they would need to reschedule. He proposed meeting on **Tuesday, May 24th at 6:30 pm** and asked Committee members to confirm. The next meeting would be used to finish reviewing the existing Plan document. The July meeting would then be spent reviewing the marked up revisions in document form, with the goal of forwarding the revised Plan to the Board of Supervisors for review in September. (***Note: meeting was subsequently moved to Wednesday, May 18th at 6:30 pm.***)

Meeting adjourned at 8:06 pm.

Respectfully submitted,

Heath Eddy, AICP
Director of Planning and Zoning/Recording Secretary

**Honey Brook Township Land Preservation Committee
Regular Meeting Approved Minutes
May 18, 2011**

The meeting of the Honey Brook Land Preservation Committee was called to order at 6:15 pm. John McHugh, Dave Rotelle, and Max Dobles were present. Heath Eddy, Director of Planning and Zoning, was present. Toni Antonini, Township Administrator, was present. Tara Tracy and John Theilacker from the Brandywine Conservancy were also present.

Minutes

Motion by Dave Rotelle, seconded by Max Dobles, to approve the April meeting minutes. All in favor. Motion carries.

Financials

John McHugh asked for an update on financials. Heath Eddy handed out the updated cash flow projections for the Land Preservation Fund, noting that some of the close dates on already approved easement purchases were still undetermined. He noted that most of the costs were paid for via the Loan, and would be paid back from tax proceeds. John McHugh further confirmed that the loan agreement essentially maintained the tax rate at the current 0.005 (0.5% EIT) for the term of the loan, and Toni Antonini confirmed this. John McHugh requested that John Good, Township Solicitor, stated in writing that the loan agreement requires this. Mr. McHugh further stated that maybe the tax rate could apply to income over a certain X amount. Tara Tracy confirmed that London Grove does this, and Pocopson is considering including a sunset provision for their open space tax.

In addition, Max Dobles noted that the Township could promote the program by providing signs to post on sites whose development rights were purchased as a way to show that the program was achieving visible ends.

Committee Membership

John McHugh stated that Chip Jones was interested in serving on the Land Preservation Committee. The current member Levi Kauffman, would serve as an alternate. Dave Rotelle asked for some background. Mr. McHugh stated that Mr. Jones was interested in participating with the Township and now was able to do so because he was retiring. Mr. Kauffman is a dog breeder on Beaver Dam Road with whom Lew Wertley had previous contact and expressed interest in serving. Mr. Rotelle stated that he was concerned about the number of farmers on the Committee insofar as they are the primary source of information for the Amish community. Max Dobles stated that he felt Mr. Kauffman should remain as a full member not as an alternate.

Land Preservation Plan Update

Tara Tracy stated that this would be her last meeting, as she was leaving the Conservancy. John Theilacker would be taking over the update effort at future meeting.

Ms. Tracy stated that the review had left off at Page 15 Section B. Heath Eddy stated that it would be more efficient if he were to review this section and make whatever edits are necessary.

Chapter 3

Ms. Tracy stated that to review the major ideas for revisions to Chapter 3, the main goal was to emphasize what the Township has done and is doing at the front of the chapter, like an executive summary, then discuss other actions, or move them into the appendices. Ms. Tracy handed out a new table that shows all land preservation in the Township, and that the Conservancy was developing a table showing all the types of funding mechanisms for dedicated open space funding that are being utilized in Chester County. In regard to the enabling legislation, John McHugh and Dave Rotelle agreed that the taxation ordinance should be included in Appendix A. The Committee agreed with the conceptual reorganization of Chapter 3 as being where we've been, how it's financed, where we're going, and how to get there.

Ms. Tracy noted that the Township is participating in a regional greenways initiative, which would incorporate linked open spaces as well as trails. She noted that Lew Wertley supported the idea of including trails into the Land Preservation Plan as funding options, and Mr. Eddy noted that the concept was to assist with either the acquisition of missing segments within the County-owned system and/or additional assistance in constructing trails. Ms. Tracy also noted that trails could function as an alternative transportation option for the Amish. Mr. McHugh noted that this was a concept shared by the Amish.

Appendices

The following specific comments were noted:

App. A Add the ordinance for the tax enactment and the ordinance for the loan.

App. E Updates to the County programs were needed. Should there be commentary or description of leveraging water quality and farm operations incentives?

App. F The screenshot shown is out-of-date and should be updated.

App. G Financial projections should go out Years 5-8. John McHugh questioned whether there should be a cap on spending – is there an impression of retained borrowing? Max Dobles stated that he thought this could limit options, and suggested it's not necessary to do so. Tara Tracy stated that they could also include the Cost of Services Study which was done for the Comprehensive Plan, with specific footnote for the Penn State criteria as the source for the study parameters.

Next Meeting: The next meeting would be used to review changes provided by the Conservancy, and would be held on **Tuesday, July 19th at 6:30 pm.**

Motion by John McHugh, seconded by Dave Rotelle, to adjourn the meeting. Meeting adjourned at 7:55 pm.

Respectfully submitted,

Heath Eddy, AICP
Director of Planning and Zoning/Recording Secretary

**Honey Brook Township Land Preservation Committee
Regular Meeting – Corrected & Approved Minutes
July 19, 2011**

The meeting of the Honey Brook Land Preservation Committee was called to order at 6:15 pm. John McHugh, Dave Rotelle, Chip Jones and Max Dobles were present. Heath Eddy, Director of Planning and Zoning, was present. John Goodall and John Theilacker from the Brandywine Conservancy were also present. Also present was Gary Van Dyke of Caernarvon Township-Lancaster County.

Minutes

Motion by Dave Rotelle, seconded by Max Dobles, to approve the May meeting minutes. All in favor. Motion carries.

Financials

Heath Eddy stated that the Township spent the entire Land Preservation Loan last month, and that the Township was left with about \$122,000 in annual revenue for land preservation projects through 2013, when one of the projects on payments is finished.

Committee Membership

John McHugh stated that Levi Kauffman told him that he was no longer interested in serving on the Committee due to other engagements. Mr. McHugh requested that the Committee approve Chip Jones as a full member of the Committee in his absence. Motion by Dave Rotelle, seconded by Max Dobles, to make Chip Jones a full member. All in favor. Motion carries.

Heath Eddy stated that Benue E. Stoltzfus contacted the Township to indicate that he was resigning from the Committee due to the increasingly politicized nature of their work, and his own increasing problems with hearing. The attendees discussed possible replacements for Mr. Stoltzfus, which was continued below.

Special Guest

Gary van Dyke, a Supervisor with Caernarvon Township, Lancaster County, and leader of their land preservation program, was in attendance to discuss their program and provide ideas for continuing the program in Honey Brook Township. He noted that Caernarvon funds their land preservation program via tipping fees from the Lancaster Landfill, which was a key difference. But he said the idea is to convey to the public that land preservation is economic development, since farming represents one of the largest economic activities in terms of output in the region. He said the main thing is to build and maintain interest in the program among the farmers, including the old order parishes. In his work as a veterinarian, he has helped promote land preservation in Honey Brook Township and this has helped to build the support that the program currently enjoys among the farmers. He helped identify potential new Committee members both young and older. He suggested that the time commitment should be considered but that follow-up with members on issues and also on reminders about meetings in advance goes a long way.

Land Preservation Plan Update

John Goodall reviewed the existing land preservation efforts in the Township. He noted that the programs available include the Challenge Program, the County Preservation Program, and the Preservation Partnership. The Township most often participates in the Challenge Program because of the funding split (50/50 County/Township) though there have been a couple of farms preserved through the County-State Preservation program and the Preservation Partnership, which targets efforts at a lower rate and typically for farms that have larger natural areas. Mr. Goodall noted that there are 1,532.9 acres proposed for preservation in the Township under the 2010 application process with the County, though many will not be preserved until several years later due to the ranking system. He stated that he felt the County should recognize when a farm has TDR transfers as part of its land preservation process (currently not done, and could result in a “double payment” for rights previously transferred). Mr. Goodall also presented a map showing the results of the City of Wilmington, DE water quality study of the watershed and the farmland that they believe should be higher priorities for preservation, which are along the tributaries of the Brandywine Creek. John Theilacker noted that this map could be included in the Land Preservation Plan if the Committee deems it a good idea. The Committee agreed to add this map to the Plan revision.

Chapters 1 and 2

Mr. Theilacker noted that these chapters were revised per comments from the Committee and were shown with track changes to identify all of the revisions. Any additional comments should be forwarded to him.

Chapter 3

Mr. Theilacker handed out copies of the revised Chapter, and noted that the changes reflect the goal of broadly rewriting it to show the progress of the land preservation program to date. Mr. Theilacker noted that the Township had preserved a total of 1,220 acres in the last 5 years under the program, and the Township has a total of 2,451 acres (15% of the Township) preserved. Thus far there has been over \$5 million committed in County Challenge and State-County Preservation money spent on preservation, with an additional \$160,000 in Brandywine Conservancy funds. The City of Wilmington, DE has expanded its commitment through its Sourcewater Protection Plan of 2008 which provided \$10,000-\$15,000 per year to NGOs for preservation. The City states in its study that for every \$1 invested in sourcewater protection results in \$28 saved from being needed for water treatment later.

The discussion of TDR and zoning notes that there is an opportunity to leverage land preservation funds for TDR transfers if the Township so chooses, and there is also opportunity to identify priorities within existing ASA districts as well as farms included in the Act 319 Clean and Green program.

In terms of stretching the resources available to the Township (currently about \$122,000 per year) The Township can seek to create endowments through farms, work to promote the TDR program, and to further stretch money, utilize a longer-term bond

method to stretch out payments at a lower interest rate over a longer time horizon (20 or 25 years).

Gary van Dyke noted that in terms of agricultural production as a financial valuation, Chester County ranked #5 in the country, and Lancaster County ranked #1, and in terms of income per acre, Chester County was #2, Lancaster County #1.

Mr. Theilacker stated that the remaining element to present was a 5-year projection of how the program would work. John McHugh suggested that perhaps loan payments could be accelerated, so that the tax rate could be reduced. Chip Jones stated that the loan terms were fairly clear, but as for beyond the term there could perhaps be changes. Mr. Goodall emphasized that a long-term perspective needs to be maintained in order to keep the program functioning at a vital level.

Mr. McHugh stated that he hoped the Plan could be presented at the September Board meeting, so he requested members to attend a meeting in August. Members generally agreed that August 10th would be fine, after the Board meeting. Mr. Theilacker stated that changes to the chapters should be forwarded to him, and he would work with Mr. Goodall and Mr. Eddy to develop a projection for the next 5 years.

The projected total cost is \$9 million, to be split by the Township and County.

Next Meeting: The next meeting would be used to review changes provided by the Conservancy, and would be held on **Wednesday, August 10th at 6:30 pm.**

Motion by John McHugh, seconded by Dave Rotelle, to adjourn the meeting. Meeting adjourned at 8:38 pm.

Respectfully submitted,

Heath Eddy, AICP
Director of Planning and Zoning/Recording Secretary

**Honey Brook Township Land Preservation Committee
Regular Meeting Approved Minutes
August 10, 2011**

DRAFT NOT COMPLETE

The meeting of the Honey Brook Land Preservation Committee was called to order at 6:30 pm. John McHugh, Dave Rotelle, Chip Jones and Max Dobles were present. Heath Eddy, Director of Planning and Zoning, was present. John Goodall and John Theilacker from the Brandywine Conservancy were also present.

Minutes

Motion by Dave Rotelle, seconded by Max Dobles, to approve the July meeting minutes. All in favor. Motion carries.

Financials

Heath Eddy stated that the Township spent the entire Land Preservation Loan last month, and that the Township was left with about \$122,000 in annual revenue for land preservation projects through 2013, when one of the projects on payments is finished.

Committee Membership

John McHugh stated that Levi Kauffman told him that he was no longer interested in serving on the Committee due to other engagements. Mr. McHugh requested that the Committee approve Chip Jones as a full member of the Committee in his absence. Motion by Dave Rotelle, seconded by Max Dobles, to make Chip Jones a full member. All in favor. Motion carries.

Heath Eddy stated that Benue E. Stoltzfus contacted the Township to indicate that he was resigning from the Committee due to the increasingly politicized nature of their work, and his own increasing problems with hearing. The attendees discussed possible replacements for Mr. Stoltzfus, which was continued below.

Special Guest

Gary van Dyke, a Supervisor with Caernarvon Township, Lancaster County, and leader of their land preservation program, was in attendance to discuss their program and provide ideas for continuing the program in Honey Brook Township. He noted that Caernarvon funds their land preservation program via tipping fees from the Lancaster Landfill, which was a key difference. But he said the idea is to convey to the public that land preservation is economic development, since farming represents one of the largest economic activities in terms of output in the region. He said the main thing is to build and maintain interest in the program among the farmers, including the old order parishes. In his work as a veterinarian, he has helped promote land preservation in Honey Brook Township and this has helped to build the support that the program currently enjoys among the farmers. He helped identify potential new Committee members both young and older. He suggested that the time commitment should be considered but that follow-up with members on issues and also on reminders about meetings in advance goes a long way.

Land Preservation Plan Update

John Goodall reviewed the existing land preservation efforts in the Township. He noted that the programs available include the Challenge Program, the County Preservation Program, and the Preservation Partnership. The Township most often participates in the Challenge Program because of the funding split (50/50 County/Township) though there have been a couple of farms preserved through the County-State Preservation program and the Preservation Partnership, which targets efforts at a lower rate and typically for farms that have larger natural areas. Mr. Goodall noted that there are 1,532.9 acres proposed for preservation in the Township under the 2010 application process with the County, though many will not be preserved until several years later due to the ranking system. He stated that he felt the County should recognize when a farm has TDR transfers as part of its land preservation process (currently not done, and could result in a “double payment” for rights previously transferred). Mr. Goodall also presented a map showing the results of the City of Wilmington, DE water quality study of the watershed and the farmland that they believe should be higher priorities for preservation, which are along the tributaries of the Brandywine Creek. John Theilacker noted that this map could be included in the Land Preservation Plan if the Committee deems it a good idea. The Committee agreed to add this map to the Plan revision.

Chapters 1 and 2

Mr. Theilacker noted that these chapters were revised per comments from the Committee and were shown with track changes to identify all of the revisions. Any additional comments should be forwarded to him.

Chapter 3

Mr. Theilacker handed out copies of the revised Chapter, and noted that the changes reflect the goal of broadly rewriting it to show the progress of the land preservation program to date. Mr. Theilacker noted that the Township had preserved a total of 1,220 acres in the last 5 years under the program, and the Township has a total of 2,451 acres (15% of the Township) preserved. Thus far there has been over \$5 million committed in County Challenge and State-County Preservation money spent on preservation, with an additional \$160,000 in Brandywine Conservancy funds. The City of Wilmington, DE has expanded its commitment through its Sourcewater Protection Plan of 2008 which provided \$10,000-\$15,000 per year to NGOs for preservation. The City states in its study that for every \$1 invested in sourcewater protection results in \$28 saved from being needed for water treatment later.

The discussion of TDR and zoning notes that there is an opportunity to leverage land preservation funds for TDR transfers if the Township so chooses, and there is also opportunity to identify priorities within existing ASA districts as well as farms included in the Act 319 Clean and Green program.

In terms of stretching the resources available to the Township (currently about \$122,000 per year) The Township can seek to create endowments through farms, work to promote the TDR program, and to further stretch money, utilize a longer-term bond

method to stretch out payments at a lower interest rate over a longer time horizon (20 or 25 years).

Gary van Dyke noted that in terms of agricultural production as a financial valuation, Chester County ranked #5 in the country, and Lancaster County ranked #1, and in terms of income per acre, Chester County was #2, Lancaster County #1.

Mr. Theilacker stated that the remaining element to present was a 5-year projection of how the program would work. John McHugh suggested that perhaps loan payments could be accelerated, so that the tax rate could be reduced. Chip Jones stated that the loan terms were fairly clear, but as for beyond the term there could perhaps be changes. Mr. Goodall emphasized that a long-term perspective needs to be maintained in order to keep the program functioning at a vital level.

Mr. McHugh stated that he hoped the Plan could be presented at the September Board meeting, so he requested members to attend a meeting in August. Members generally agreed that August 10th would be fine, after the Board meeting. Mr. Theilacker stated that changes to the chapters should be forwarded to him, and he would work with Mr. Goodall and Mr. Eddy to develop a projection for the next 5 years.

Next Meeting: The next meeting would be used to review changes provided by the Conservancy, and would be held on **Wednesday, August 10th at 6:30 pm.**

Motion by John McHugh, seconded by Dave Rotelle, to adjourn the meeting. Meeting adjourned at 8:38 pm.

Respectfully submitted,

Heath Eddy, AICP
Director of Planning and Zoning/Recording Secretary

**Honey Brook Township Land Preservation Committee
Regular Meeting Approved Minutes
September 20, 2011**

The meeting of the Honey Brook Land Preservation Committee was called to order at 6:36 pm. John McHugh, Dave Rotelle and Max Dobles were present. Heath Eddy, Director of Planning and Zoning, was present. John Goodall and John Theilacker from the Brandywine Conservancy were also present. Also present was Steve Forrest, John R. Stoltzfus, Candace Monhollan (Temple journalism student) and Lew Wertley, Supervisor.

Minutes

A request was made to modify the discussion in the July minutes concerning projected costs for preservation to reflect that \$9 million is the total cost split by the Township and County. Heath Eddy stated that the minutes would be modified to reflect this. Motion by Max Dobles, seconded by Dave Rotelle, to approve the August meeting minutes. All in favor. Motion carries.

Committee Membership

John McHugh noted that he would need to resign as member of the Committee if he is elected as Supervisor. Mr. McHugh noted that Steve Forrest was invited to attend to see how the Committee worked. Max Dobles stated that he asked John R. Stoltzfus to attend as well for the same reason. Lew Wertley noted that Mr. McHugh did not necessarily have to resign as there was nothing in the law that required him to resign from a Township-initiated committee (as opposed to a State-enabled board or commission). Mr. McHugh stated that he had committed to resign should he win the election.

New Application Reviews

It was noted that there were 2 new applications forwarded by the County for review by the Township to offer the match under the Challenge Grant program. John Goodall provided a basic summary of the 2 farms, one which is about 49+ acres along Route 10/Twin County Road across from a farm preserved in June. The other is about 63+ acres located right next to the other farm up for review. Heath Eddy stated that the County would fax copies of the applications and staff would have review and payment estimates available. Mr. Goodall stated that he would try to meet with the applicants to determine whether or not they would accept multi-year payouts rather than a lump sum upfront. Mr. Eddy stated that he would join Mr. Goodall at those meetings schedule-permitting.

Lew Wertley inquired as to whether or not the County was aware of the ongoing, unresolved Notice of Violation on the property where the Dead Animal Recovery operation was located. Mr. Wertley noted that the property was up for closing on the easement purchase later this month. Mr. Goodall stated that when the application was presented to the LPC in 2009 the issue was discussed but the County considered the operation to be agriculture-related per Department of Agriculture determination and that

the applicant would comply with the conservation plan in effect for the property. The conservation plan is a requirement for the agricultural easement purchase program, and the applicant must be in compliance with the conservation plan during the process of evaluation, closing of purchase, and subsequently through enforcement by the County. The conservation plan currently is enforced by DEP, which used the County Conservation District to conduct inspections and report back. Mr. Goodall did not know if the County was aware of the ongoing violation, though Mr. Eddy noted that the violations were mailed to the operator and not to the property owner. Mr. Goodall stated that he would call the County to discuss this and perhaps request a meeting.

Land Preservation Plan Update

John Theilacker handed out copies of the full draft updated Plan for markups by the Committee. He noted that this draft included the revised 3 chapters based on the original format of the Plan, and that the Committee had seen earlier versions of these texts except for pages 4-8 in Chapter 3. This section lays out the 5 options for financial planning over the next 5 years, ranging from the most conservative pay-as-you-go approach to the most aggressive bond issue. Mr. Theilacker stated that this is the time to take advantage of the low real estate prices to secure development rights. He noted that the rest of the draft incorporated the sections to be added including text previously located in Chapter 3, as well as additional mapping.

The Committee had only a couple of comments, including:

- Could Appendix A include the Ordinance that established the EIT dedicated tax?
- Appendix H which refers to LPC meetings and comments looks to be too bulky and perhaps could be replaced with a reference to the Township website for minutes.
- Mr. McHugh stated that there should be a letter from the LPC as the opening to the draft Plan and he would forward a draft to the Committee and Mr. Theilacker.

John McHugh asked if the Committee could review the draft Plan and forward comments to John Theilacker in the next 2 weeks (by October 4th).

Mr. McHugh asked the new attendees for any comments or observations they had.

John R. Stoltzfus asked John Goodall to comment on the idea of the 10% reduction on the payment price for easements. Mr. Goodall stated that this was part of the ranking process by the County, and it was an agreement by an applicant to not take the full appraised value of the easement but a 10% reduction, which would increase the ranking of a given farm and can be used by the applicant for a tax write-off on federal taxes over 15 years. This would result in a gain of about 4%, so the applicant sees a real reduction on payout of about 6%.

Mr. Goodall also commented on a proposed donation of land at TPN 22-11-57.8, which is 0.16 acres on Hill Road. Mr. Goodall stated that the Township should consider accepting this as a means to invest in and possibly to sell to the neighbor. The Board should consider this and agree to pay the cost for the transfer, and then consider options for using the property including either retaining or selling to the neighbor.

Dave Rotelle and Max Dobles both suggested that the inside cover of the plan include the names of past members of the Committee as a way to show the full commitment of membership thus far. Mr. McHugh stated that the inside cover include the name of the Director of Planning and Zoning. Mr. Eddy stated that he would get those names to Mr. Theilacker.

Next Meeting: The Committee will schedule a special meeting to consider the new applications and other membership related items to be announced (said meeting later scheduled to be held on **Monday, October 3rd at 6:30 pm.**)

Motion by John McHugh, seconded by Max Dobles, to adjourn the meeting. Meeting adjourned at 7:49 pm.

Respectfully submitted,

Heath Eddy, AICP
Director of Planning and Zoning/Recording Secretary

**Honey Brook Township Land Preservation Committee
Regular Meeting Approved Minutes
October 3, 2011**

The meeting of the Honey Brook Land Preservation Committee was called to order at 6:34 pm. John McHugh, Chip Jones, Dave Rotelle and Max Dobles were present. Heath Eddy, Director of Planning and Zoning, was also present.

Minutes

Motion by Dave Rotelle, seconded by Max Dobles, to approve the September meeting minutes. All in favor. Motion carries.

New Application Reviews

Heath Eddy presented 2 new applications referred by the County under the Challenge Grant requesting the Township to indicate financial support for both.

1. TPN 22-3-33 and 22-3-37 (total of 54.243 acres)

In meeting with John Goodall and Heath Eddy, the applicant indicated that he would agree to take the Township share of the payment in a 5-year payout. Assuming an appraised value range of \$6,000-\$9,000 per acre, the cost to the Township would be in the range of \$162,000-\$243,000 or \$32,400 per year over the payout, plus \$5,000-\$6,000 in closing costs presumably in around mid-2012. Mr. Eddy noted that the adjacent farm TPN 22-3-46 was settled at \$8,100 per acre and this property will probably have a slightly lower appraisal due to floodplain.

2. TPN 22-3-35.2 and 22-3-33.1 (total of 66.569 acres)

This property is located right next to the other application. The applicant also agreed to a 5-year payout, though he may use the payout for a like-kind exchange to purchase an adjacent property.

John McHugh noted that it was good to be able to stretch the payouts over 5 years, and that both farms were in our priority target list. Dave Rotelle stated that these are the types of applications we are looking for.

Motion by John McHugh, seconded by Chip Jones, to recommend both applications for financial support based on the 5-year payout schedule. All in favor. Motion carries.

Land Preservation Presentation

Heath Eddy noted that he attended the Brandywine-Struble Greenway Partnership meeting last Thursday 9/29 and presented on the Township's Land Preservation Program. It was noted by Committee members that the presentation would be an excellent way to summarize the program to residents who want to know about it without having to read the full Plan. John McHugh suggested that the presentation should be put on the Township website.

Committee Membership

John McHugh stated that John R. Stoltzfus was interested in becoming a member of the Committee. Motion by Dave Rotelle, seconded by Max Dobles, to recommend John R. Stoltzfus as the new member of the Committee to the Board of Supervisors for appointment. All in favor. Motion carries.

Next Meeting: Tuesday, November 15th at 6:30 pm.

The next meeting will include planning for the Farmer's Breakfast in January, as well as to develop continual education and promotional programming for the land preservation program.

Motion by Dave Rotelle, seconded by Max Dobles, to adjourn the meeting. Meeting adjourned at 7:19 pm.

Respectfully submitted,

Heath Eddy, AICP
Director of Planning and Zoning/Recording Secretary

**Honey Brook Township Land Preservation Committee
Regular Meeting – Draft Minutes (Never Approved)
November 15, 2011**

The meeting of the Honey Brook Land Preservation Committee was called to order at 6:35 pm. John McHugh, Chip Jones, Dave Rotelle, Max Dobles, and Mike France were present. Heath Eddy, Director of Planning and Zoning, was also present. John Theilacker and John Goodall of the Brandywine Conservancy were present. Lew Wertley of the Board of Supervisors was present. Also present were Scott Stilson, Lorraine Louie, and Mary Cromwell.

Minutes

Motion by Chip Jones, seconded by Dave Rotelle, to approve the October meeting minutes. In favor: McHugh, Jones, Rotelle, Dobles. Abstain: France (not present at October meeting). Motion carries.

Financial Update

John McHugh requested that the Township staff provide a breakdown of balances and projected quarterly revenues and expenses for the January meeting.

Land Preservation Plan Revisions

John McHugh noted that the inside cover sheet should be revised to separate past members from current ones otherwise the Committee looks like a very large group. The current draft plan will be gone through page by page at this meeting.

Chapter 1 – noting comments in the October 2011 document and the minor changes from Mr. McHugh.

Chapter 2 – no comments or changes.

Chapter 3 – John Theilacker noted that Options as included are not intended to provide a specific recommendation, but just to lay out particular financial concepts that could be employed by the Board of Supervisors should they wish to do so. John Goodall noted that this also follows from the 2007 Plan, which was laid out without the full awareness of how popular the program would become within the farming community. John McHugh stated his thought that perhaps the Committee should provide a specific recommendation.

Mary Cromwell asked whether the Township could do Option 5. Mr. Goodall stated that at the present time the matching funds from the County program are not there to engage in a full bond issue, and the Township shouldn't entertain a bond issue except to refinance bank loans and spread the payments out over a longer term at a lower interest rate.

Mike France asked if there wasn't a market-driven aspect to this, wherein the community is asked to take less and stretch it farther. Mr. Goodall stated that 99% of

applicants have donated a portion of their assessed value as part of the program to increase their score on the County program assessment system.

Mr. France suggested that perhaps the Township should pursue further Challenge Grant funding with the assistance of local businesses providing contributions to fund the land preservation program in addition to the EIT. Mr. Goodall suggested that perhaps the Lanchester Landfill could be persuaded to increase their contributions to the Township as an additional funding stream. He further stated that most businesses go through the not-for-profit organizations to contribute to agricultural preservation.

The question of whether there was a funding source other than the EIT that could be used to broaden the funding base of the program. Mr. Goodall stated that there were other opportunities for outside fundraising. Mr. Theilacker noted that several are included in the draft Plan in the "Supporting Actions" section.

The Committee determined that the term "Options" should be changed to indicate less specific committee to any one funding approach. After considering several terms, the Committee decided to use the term "Alternatives". Mr. Goodall noted that all of the potential choices are open until one is selected. Mr. France stated that the need is generated by the market for the program. Mr. McHugh noted that the pay-as-you-go approach worked until the program got inundated by multiple closings.

Regarding the maps, Mr. France inquired about the City of Wilmington water study parcels identified and asked why those specific properties were selected. Mr. Goodall stated that it wasn't clear, though they are the properties bordering the West Branch of the Brandywine Creek and that was probably the linkage.

Mr. Goodall stated that the Township should consider pursuing or leveraging additional funds that could be used as matching funds for County Challenge Grant funding. The City of Wilmington has provided funding for protection via not-for-profit groups like the Brandywine Valleys Association and also direct to the Township. Businesses like Victory Brewing, which use water from the Brandywine Creek, may be interested in contributing as a way to protect their primary natural resource.

Mr. McHugh stated that the changes to the Plan should be incorporated and posted to the Township website. Mr. McHugh suggested that perhaps a postcard be sent to residents and businesses detailing the issuance of a corrected draft Plan and noting where copies could be either picked up or reviewed. Mr. McHugh suggested this postcard be available for review at the January meeting. Mr. McHugh requested that the Township provide a means to submit comments regarding the draft Plan with a deadline for receiving comments. Copies of the Plan should also be available for purchase (suggesting an initial printing of 50 copies).

Next Meeting: Tuesday, January 17th at 8:00 am. (Farmers Breakfast starts at 9:00 am)

For the Farmers Breakfast, the Committee agreed to go with the similar menu as before. The Committee asked John Goodall to help line up an agenda of speakers. Mr. Goodall stated that given the previous agendas, there should be no more than 2 speakers with anything to present, so that there isn't a rush.

Mike France inquired about the potential for a Farmers Market. He stated that he spoke with Jim Kerns about holding it in the parking lot of the former Kerns Hardware and Kerns was supportive. Mr. Goodall stated that he could assist in lining up speakers who can help define the program needed for a farmers market and how to get it started here.

John McHugh suggested also that the Township would need to get the postcard mailing out at least a couple of weeks in advance of the Board meeting where adoption of the Plan would take place. Perhaps an announcement should also be placed in the Tri-County Record.

Mr. McHugh also stated that the Committee should think about who should be chairman going forward. Lew Wertley stated that Mr. McHugh would not need to resign from the Committee since it's not a formal advisory group under Second-Class Township Code.

Motion by John McHugh, seconded by Chip Jones, to adjourn the meeting. Meeting adjourned at 8:00 pm.

Respectfully submitted,

Heath Eddy, AICP
Director of Planning and Zoning/Recording Secretary