

**Land Preservation Committee Approved Meeting Minutes  
February 13, 2006**

The inaugural meeting of the Honey Brook Township Land Preservation Committee was called to order at 4:15 p.m. Members John McHugh, Lori McLaughlin, Dave Rotelle, Ben E. Stoltzfus and Henry J. Stoltzfus were present. Township Manager Mike Brown and advisor John Goodall from the Brandywine Conservancy were present to assist the Committee. One member of the general public, Jeanne Held, also attended.

The Committee opened by the members introducing themselves to each other and their affiliation with the Township. The Committee then chose a Chairman, Secretary and a regular meeting date.

Motion by Dave Rotelle, seconded by Henry Stoltzfus , to elect John McHugh, Chairman. All in favor. Motion carried.

Motion by John McHugh, seconded by Ben Stoltzfus, to elect Lori McLaughlin, Secretary. All in favor. Motion carried.

Motion by John McHugh, seconded by Stoltzfus, to set the regular meeting date of the Committee to the 2<sup>nd</sup> Tuesday of the month at 6:30 pm. All in favor. Motion carries.

The rest of the meeting consisted of an information session led by Mr. Goodall to educate Committee members on programs available to help the Township preserve land. The consensus of the Committee was to take the first three months to organize and educate itself on the issues so it could be effective.

The meeting adjourned at 6:05 pm.

Respectfully submitted,  
Lori McLaughlin, Secretary

**Land Preservation Committee Approved Meeting Minutes**  
**March 14, 2006**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 7:15 p.m. when a quorum was achieved. Members Dave Rotelle, Ben E. Stoltzfus and Henry J. Stoltzfus were present. Township Manager Mike Brown and Advisor John Goodall were present to assist the Committee.

The Committee heard from resident Troy Stacey, who asked for Township financial assistance to create a conserved area consisting of several properties in the southeast corner of the Township in the RC - Resource Conservation zoning district. Stacey's 90+ acre parcel (TPN 22-11-35) would form the core of the conserved area. Jack Stefferud of Natural Lands Trust is working on a DCNR application. The Stacey family is trying to recruit neighbors to make the project viable. Mr. Brown explained the Committee was not yet in a position to recommend expenditure of funds for specific conservation projects. The priority of conservation is to farmland. The Township will talk about any realistic conservation projects, but at this time there is no commitment to any specific project.

The Committee members discussed the scope of work in the enabling resolution. It confirmed the 2<sup>nd</sup> Tuesday of the month at 6:30 pm as the regular meeting time.

The meeting adjourned at 8:30 pm.

Respectfully submitted,  
Michael Brown, Twp Manager

**Land Preservation Committee Approved Meeting Minutes**  
**April 11, 2006**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:30 p.m, with all members present. Township Manager Mike Brown was also present to assist the Committee.

Motion by Lori McLaughlin, seconded by Dave Rotelle, to approve the minutes of the February 13<sup>th</sup> meeting. All in favor. Motion carried.

Motion by Henry Stoltzfus, seconded by Ben Stoltzfus, to approve the minutes of the March 14<sup>th</sup> meeting. All in favor. Motion carried.

Motion by John McHugh, seconded by Dave Rotelle, to cancel the June regular meeting because of schedule conflicts. All in favor. Motion carried.

The Committee heard from resident Troy Stacey, who asked for Township financial assistance to create a conserved area consisting of several properties in the southeast corner of the Township in the RC - Resource Conservation district. Stacey's 90+ acre parcel (TPN 22-11-35) would form the core of the conserved area. Jack Stefferud of Natural Lands Trust is working on a DCNR application involving the Stacey parcel, Horwath parcel (22-11-36), and the Beiler parcel (22-11-36.2). The consensus of the Committee was to support the application in principle but to reserve judgment on any large-scale funding support.

The Committee determined it would watch the videotape of the recent subscriber's meeting held at the Brandywine Conservancy at its May meeting.

The Committee determined each member would create and write down possible goals for the Committee's work for discussion at the May meeting. The Committee will also evaluate a proposal from the Brandywine Conservancy to assist with developing an implementation plan to accomplish the goals once they're agreed to.

The meeting adjourned at 8:30 pm.

Respectfully submitted,  
Lori McLaughlin, Secretary

**Land Preservation Committee Meeting Approved Minutes  
May 9, 2006**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:40 p.m, with the following members present: John McHugh, Lori McLaughlin, Ben E. Stoltzfus, Henry J. Stoltzfus. Township Manager Mike Brown and John Goodall were also present to assist the Committee.

Motion by Lori McLaughlin, seconded by Ben Stoltzfus, to approve the minutes of the April 11<sup>th</sup> meeting. All in favor. Motion carried.

John Goodall presented an informative education session on the various funded programs for farmland preservation as the toolbox training topic. Mike Brown distributed a proposal from the Brandywine Conservancy for consulting services to assist the Committee in creating a Preservation Plan. The Committee members will provide comments on the proposal to Mr. Brown by July 1<sup>st</sup> for compilation and discussion at the July meeting.

The Committee would like its July toolbox training topic to be about funding management. Mr. Brown will arrange.

The meeting adjourned at 8:15 pm.

Respectfully submitted,  
Lori McLaughlin, Secretary

## **Land Preservation Committee Approved Meeting Minutes July 11, 2006**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:30 p.m, with the following members present: John McHugh, Ben E. Stoltzfus, Henry J. Stoltzfus and Dave Rotelle. Township Manager Mike Brown, John Meisel and John Goodall were also present to assist the Committee.

Motion by Henry Stoltzufs, seconded by John McHugh, to approve the minutes of the May 9<sup>th</sup> meeting. All in favor. Motion carried.

The Committee's training topic for the evening was about funding and financial management. Jim Hunt of Berkheimer explained the Township's tax collection history and future projections. The Township has experienced an average growth rate of 7% in EIT collection over the last 15 years. In 2005, the total collection was \$557,000. It's been Berkheimer's experience that the first year of a new tax usually results in a 40% collection rate. The Township has collected \$72,000 in the first quarter, which is on pace for a 40% collection rate and will result in \$222,000 of collections in the first year.

Mr. Hunt also explained that reciprocity agreements with the City of Philadelphia and in Delaware will diminish collections to some degree, though not as much as in those municipalities who border those areas. Age-restricted housing tends to help school districts because of the increase in real estate tax collections without adding children to the schools. They tend to harm municipal finances because of low earned income tax collections but relatively high demand for services.

Representatives of Boening Scattergood, a bond company, explained the rules, pros and cons of leveraging and managing the Township's land preservation funds. The Township could adopt a 'pay-as-you-go' strategy to avoid borrowing costs, but land values will appreciate while waiting to accumulate sufficient funds, rendering most savings obsolete. The other strategy is to issue bonds to raise money immediately and pay the bonds back with the tax proceeds. Assuming \$500,000 of annual collections, the Township could issue \$7.4 million in bonds over a 25 year payback at today's rates. The Township would have to spend 5% of that money within the first 6 months of closing and have a reasonable expectation of spending 85% within 3 years. Some municipalities don't have enough preservation demand to meet that schedule so it's possible to use bank loans to start, and then roll all the bank loans into one bond issue. As collections increase with time, it's possible to pay the bonds off early or to make another issue if there's sufficient preservation demand. The cost of the issue would run from \$120,000 to \$160,000. The recommendation was for the committee to work up its preservation plan first, and then apply the right funding strategy to fulfill it.

John Meisel reviewed the proposal to the Committee for assistance in creating a land preservation plan. Motion by Ben Stoltzfus, seconded by Dave Rotelle, to recommend the Board of Supervisors accept the proposal. All in favor. Motion carries.

The Committee would like its August toolbox training topic to be about the details of preservation applications to the State/County programs. Mr. Goodall will arrange.

The meeting adjourned at 8:45 pm.

Respectfully submitted,  
Michael Brown, Twp Manager

## **Land Preservation Committee Meeting Approved Minutes August 8, 2006**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:30 p.m, with the following members present: John McHugh, Ben E. Stoltzfus and Henry J. Stoltzfus. Township Manager Mike Brown, John Meisel and John Goodall were also present to assist the Committee.

Motion by John McHugh, seconded by Henry Stoltzfus, to approve the minutes of the July 11<sup>th</sup> meeting. All in favor. Motion carried.

The Committee's training topic for the evening was about evaluating the financial impact under the different conservation programs. Mr. Goodall explained there were 6 different funding sources to preserve ground, with the ability to mix and match some of them:

- Method #1 is the State/County preservation program.
- Method #2 is the County Challenge grant program, which requires a 50% match from the local municipality. The Township has to certify the amount of money available to match under Method #2 each Spring.
- Method #3 is a new County program ("New Farmland Preservation Component of the Preservation Partnership"), which offers less money than Method #1 or #2, but faster resolution on the application. All these methods require an application and approval from the County.
- Method #4 is the Township's zoning entitlement under the Transfer of Development Rights. This program is working, with 2 successful transfers and 2 applications requiring transfer credit pending.
- Method #5 is a straight donation of the value to offset federal income tax and lower the estate value of a farm. The federal legislature recently approved changes in the deduction rules which make donation more beneficial than in the past.
- Method #6 is a program run by the Brandywine Conservancy utilizing completely private funds. It offers less money than the Method #1 or #2, but potentially more money than Method #3, and allows charitable contributions of uncompensated value (Method #5).

The Land Preservation Committee will discuss the pros and cons of adding a seventh option—utilizing Township funds—which could be used to offset the funding caps in Method #1, 2 & 6, as well as allow the Township to solo purchase development rights, either through TDR options or an evaluation process similar to Method #1.

The Committee would like to begin the task of getting the plan down on paper. It will start at its September meeting.

The meeting adjourned at 8:15 pm.

Respectfully submitted,  
Michael Brown, Twp Manager



**Land Preservation Committee Meeting DRAFT Minutes (never approved)**  
**September 12, 2006**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:45 p.m, with the following members present: John McHugh, Ben E. Stoltzfus, Dave Rotelle and Henry J. Stoltzfus. Lori McLaughlin joined the meeting in progress. Township Manager Mike Brown and John Meisel were also present to assist the Committee.

Motion by Henry Stoltzfus, seconded by Ben Stoltzfus, to approve the minutes of the August 8<sup>th</sup> meeting. All in favor. Motion carried.

The Committee discussed the desire to start working on a document that will serve as a plan to guide the Township's future preservation choices. The Committee targeted February 2007 for producing a substantial draft.

John Meisel reviewed an outline he'd prepared that would serve as the discussion guide. The consensus of the Committee was the outline was appropriate.

At the October meeting the Committee will begin a parcel-by-parcel analysis to establish preservation priorities. John Goodall will provide soils maps overlaid with preserved lands, previous applications and TDR transfers. Mr. Meisel asked Committee members to think about preservation priorities that would only be known to residents with intimate knowledge of the community, and that might escape the attention of an outsider doing a map study. He also asked to think about preservation priorities in addition to active farmland.

The meeting adjourned at 7:45 pm.

Respectfully submitted,  
Michael Brown, Twp Manager

**Land Preservation Committee Meeting Approved Minutes  
October 10, 2006**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:45 p.m, with the all members present. Township Manager Mike Brown and John Meisel were also present to assist the Committee.

The Committee discussed the Township's zoning requirements for development in the A - Agricultural zoning district, specifically the recently removed ability to develop utilizing the conservation design option. It also discussed the various features of the TDR program and how that program fits into the preservation effort.

Robert Lonsdorf of the Brandywine Conservancy will address the November meeting on how to prioritize natural resource protection.

The meeting adjourned at 8:15 pm.

Respectfully submitted,  
Michael Brown, Twp Manager

**Land Preservation Committee Meeting Approved Notes (no quorum)**  
**November 14, 2006**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:45 p.m, without quorum (John McHugh and Henry Stoltzfus present). Township Manager Mike Brown, John Goodall and John Meisel were also present to assist the Committee.

Robert Lonsdorf of the Brandywine Conservancy was the primary speaker. Robert encouraged the Committee to factor in natural resource protection for streams, wetlands and woodlands as it developed its preservation priority map. The County/State Program is heavily weighted towards prime farm soils, which means streams; wetlands and woodlands are excluded.

The meeting adjourned at 8:00 pm.

Respectfully submitted,  
Michael Brown, Twp Manager

**Land Preservation Committee Meeting Approved Minutes  
December 19, 2006**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:30 p.m, with all members present. Township Manager Mike Brown, John Goodall and John Meisel were also present to assist the Committee.

The Committee reviewed two maps. One showed properties that would be agricultural preservation priorities, and one showed properties that would be natural resource preservation priorities. The Committee determined it would produce one map of preservation priorities, but the map would have three categories of properties listed: ag priorities, natural resource priorities and combined. The Committee's initial guidance was to treat those properties that meet the combined criteria as the highest priority for preservation.

Mr. Brown reported a farm in the Township (22-7-83) ranked #2 on the Challenge Grant list. The farm is 78+/- acres on Cambridge Road. The Committee was asked to vote on a recommendation to the Board of Supervisors whether the Township should commit to the required match. Motion by Henry Stoltzfus, seconded by Dave Rotelle, to recommend the Township commit to the match. All in favor. Motion carries.

The Committee discussed moving its regular meeting date to the 3<sup>rd</sup> Tuesday of the month to accommodate schedule conflicts. Motion by Dave Rotelle, seconded by Ben Stoltzfus, to establish the regular meeting date for the 3<sup>rd</sup> Tuesday of the month. All in favor. Motion carries.

The meeting adjourned at 8:00 pm.

Respectfully submitted,  
Michael Brown, Twp Manager