

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
August 28, 2017***

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, August 28, 2017, was called to order at 7:04 p.m. by Chairman John Howe in the County Administration Conference Room of the George L. Gordon, Jr. Government Center.

Members Present: Thomas Hale, John Howe, Robin Long, Jeff Adams, Marty Mc Clevey and Benjamin Rudasill

Members Absent: None

Staff Present: Kathy Baker, Joe Fiorello and Melannie Egan

Guests Present:

- Call to Order

Mr. Howe stated there was a quorum present and called the meeting to order at 7:04 pm. He stated that there were no public presentations and motioned to approve the minutes from April 25, 2017.

- Approval of Minutes – April 24, 2017

Ms. Long seconded the motion.

The motion passed 5-0 (Mr. Adams abstained).

- Staff Update
 - PDR Program and PDR Funds

Ms. Baker stated that everyone had been in attendance for the Public Information Meeting and staff was already receiving calls and had received three applications thus far. She stated that she knew of at least three other applications expected to come in soon. The three applicants were Kevin Jones on Forest Lane and his land was adjacent to his father's land that was a PDR recipient from the last round, Mary Johnson on Homers Lane, and Janet Littlejohn on McCarty Road. She will keep the Committee updated when other applications come in. Ms. Baker stated that she had submitted the Virginia Land Conservation Foundation Grant Application for the Mc Clevey property on Den Rich Road, and also submitted the application through the Quantico REPI Program (Readiness and Environmental Protection Integration). It will most likely be the first of the year before we hear anything from the Federal Government on it. Initial indication through the Virginia Land Conservation Foundation is that it was a very competitive grant round and will not likely receive as much as we had requested, but this is the first time going through the dual application process looking to maximize our funds so we would have the opportunity to have the county paying 25% and still have the matching funds up to 75% through the two.

Mr. Adams asked if the Sterne Property is a REPI project.

Ms. Baker stated yes, the Sterne Property on Mountain View and Poplar Road, 220 acres, was awarded last year, and we received authorization to proceed just recently. We were now moving forward with the

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appraisal and survey and are currently negotiating the contents of the deed. The Government had said that we had until the end of January 2018 to close on the property. The other property is the Jenkins Property which was only 8 acres and was a little further behind the Sterne property. Ms. Baker then went on to update on property that was next to Crow's Nest Preserve. The County closed on one of the four properties, and was working to clean up the debris site for the other three properties.

Mr. Adams asked how many PDR dollars comes out of REPI or does Quantico pay for all of it?

Ms. Baker stated that it is 50/50 match. And that one is around \$1.2 million dollars just based on the size, and we would get half of that. That money came out of 2 years' worth of funding from past PDR funds. Ms. Baker indicated they have about \$800 thousand dollars in the PDR pile right now and would have about \$600 thousand dollars to go toward this round. Then in July 2018 there would be new monies coming in. It would likely be close to July before this initial application process gets through and we would be able to purchase our first easement.

Mr. Adams asked if in October we go through VDACS application process.

Ms. Baker stated yes, but VDACS had only \$250 thousand dollars statewide, but it gave us potential for \$50 thousand dollars which will help go towards the program and we would have two years to spend it. We have not received notice yet of the application date, but it is forthcoming in October and we would submit for it then. It did not need to be property specific like REPI which is Project/Parcel specific.

Mr. Howe asked about the acres that the PDR Program has currently.

Ms. Baker stated that Mc Clevey was 80 acres, Sterne was 220, Jenkins was 8 and Crow's Nest was 125 totally 430 and with what we have would double.

Ms. Baker listed the steps for the PDR Program. Applications will be accepted through Sept 15th. There would be site visits and ranking in tandem, get pictures, compile scoring sheets, write notes with explanations regarding the scoring and send the scoring sheets to each applicant to let them look over the information and give them time of 10 days to respond to move forward. This is their opportunity to provide additional information. The process was expected to go through December, but could be less, depending on how many applications were received. Most likely it would be in to the first part of 2018 when the information would be compiled and before the Committee would have an opportunity to look at them, add information and clear up any questions before making recommendations to the Board of Supervisors.

Mr. Howe asked if someone wanted to apply but did not have a plat available, could they still apply.

Ms. Baker stated yes. The applicants would have would have the opportunity to prepare a plat in advance of closing on a property.

Mr. Adams asked if it is possible with all three properties that all of the \$800K could be consumed.

Ms. Baker Yes, one property could consume all of the money. We were going to still have to apply for matching funds. Usually the properties that rank the highest have more acreage. The matching funds from VDAX will only be about \$50K. The Virginia Land Conservation Foundation had become more competitive. We have not yet branched out to the USDA. And they have two open rounds each year and one of them is open, so someone can apply outside of the round if the money is available. We may need to

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be creative over the next couple of years. And in the meantime, we will get all of the applications together; we would put them in order of ranking with the basic information. And then we would have a PowerPoint presentation to show all the properties showing any issues or concerns with those properties, and then we would open up the discussion for questions on the properties. It may take a couple of meeting to get through them. If any in the Committee would want to come along with the site visits you are more than welcome. However, if there are two of you that come along, it does constitute as a meeting and we would have to have enough time to notify everyone.

Mr. Howe restated that once the applications were in, staff would do the background work, and then we would review and discuss. He stated that the Committee may need to beg for more money in the meantime.

Ms. Baker stated that she would provide the list of the properties and the number of development rights on each individual property.

A conversation ensued about the election year, new board members and how things could change for the PDR Programs and rollbacks.

Mr. Adams asked if they could schedule a conversation about the 80/20 rule on Farmers Markets and have it squared away as some wanted it to go back to 100%. He stated that he thought he voted on something that he didn't know he was voting on, along with others. He stated that he did not believe it was right for someone to bring in products from another state and sell them here in Stafford.

Mr. Rudasill commented about Ms. Long's Farmers Market and he thought it was just a wonderful place with a huge variety of produce and was sure that there were some products were from outside of the area. He felt that it was great.

Ms. Long stated that she did not know of any of her vendors that use the 80/20 rule. She believed that there would be a use of it during their Holiday Event, but other than that, no.

Ms. Baker reminded everyone that they can review the regulation every year if they wanted to at any time.

Mr. Adams stated that if they did want to review the regulations that it must be done by Christmas because in January new applications would be coming in.

Ms. Baker stated that she would put it on the agenda for September. And then she told them that the Board was going to review the uses for A-1 Agricultural District. And that may be coming back to the Committee in September also. There are some concerns about some potential uses such as an example of a slaughter house near residential, that there were certain uses that should be excluded. September 5th would be the meeting date and any Committee member that would like to attend that meeting, it would be at noon. She would send out a list of A-1 uses just in case the board recommends sending it to this Committee for review.

A discussion ensued about DEQ and the definition of AG. Mr. Adams could not find a definition outside of the IRS definition of \$1000 in sales. The discussion continued on chickens and bees. Mr. McClevey asked about a known failed septic system and who would that be reported to and the process. The process was convoluted. The Health Department would not do anything if there was no smell and the county had to have a policy for follow-up. He stated that 3 different letters were sent out and still it was not pumped. Ms. Baker stated that Planning and Zoning handles violations but the health department would have to

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confirm an issue. Septic requires a permit through the health department along with water wells. Wells that were built before 1968 were put in with no documentation. But all wells needed a permit except for non-potable wells. Ms. Baker stated that building permits are now required to have a well permit from the Health Department before a building permit would be issued. She stated that she would check the processes.

- Next Meeting

September 25, 2017

- Adjournment

With no further business to discuss, Mr. Howe declared the meeting adjourned at 7:55p.m.