

**AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
May 6, 2019**

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, May 6, 2019, was called to order at 6:03 p.m. by Chairman Robert Broxton in the ABC Conference Room of the George L. Gordon, Jr. Government Center.

Members Present: Chad Young, John Howe, Robert Broxton, and Jeff Adams, Joshua Pepper, Benjamin Rudasill

Members Absent:

Staff Present: Kathy Baker and Lindsey Marr

Guests Present: Alan Rowsome and Rentz Hilyer

1. Call to Order

Mr. Broxton called the meeting to order at 6:03 pm and asked Ms. Marr to call roll.

Ms. Marr called roll.

Mr. Broxton stated there was a quorum present.

2. Public Presentations

3. Presentation and Discussion – Alan Rowsome, Northern Virginia Conservation Trust

Mr. Rowsome and Mr. Hilyer gave a presentation summarizing the functions of the Northern Virginia Conservation Trust and how they handle creating conservation easements. They also discussed how Stafford County could improve their process of creating conservation easements and answered a variety of questions from the Committee members.

4. Staff Update

- Purchase of Development Rights Program Funding

Ms. Baker updated the Committee on the status of the properties currently in the PDR process. She stated the Harris property was authorized to be fully funded. She stated the William Moore property had been determined to contain too much forest land so the USDA has a different set of funds they're going to try to use for that property. She stated the Harding property did not have enough funding through USDA yet but more had been requested. She stated site visits were scheduled for the Harris and Harding properties. She stated the County currently had \$780,000 in PDR funds that had not yet been allocated to any properties, and \$173,000 in VDACS funds. She stated REPI couldn't give a specific amount but that they had a sizeable chunk of money that would most likely get if when they applied. She stated the Virginia Land Conservation is going to open another program application round soon, most likely this summer. She stated that REPI wanted them to apply for fund for the Caton property, because it's the only one of the remaining applications that falls in the REPI area. She stated it was on the Board's agenda for their next meeting and she would pass along any recommendations the Committee may have.

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She stated they had approved allocating funds out of order before with the Beach property. She stated the Board needed to authorize them to submit any new grant applications and move forward with the properties.

Mr. Adams asked if the REPI boundary was moved slightly, would any of the applications higher up on the list qualify for the funds.

Ms. Baker replied some of them were close to the boundary line and some weren't close at all.

Mr. Young stated there would be no benefit to Quantico unless the properties were connecting, because the incentive for them is that the REPI area acts as a buffer. He made a motion to move forward with the Caton property and apply for the REPI funds.

Mr. Adams seconded the motion.

The motion passed 7-0.

Ms. Baker stated for the next meeting they should be thinking about working down the list of PDR properties as they look to the VLCF funds. She stated they could pick out another one of the smaller properties right now if they wanted to use the VDACS funds.

Mr. Young asked what the average time frame of the process was.

Ms. Baker stated for VDACS it's usually within a year.

Mr. Young asked the Committee members if they would rather spend the funds on the smaller properties as the funds become available or if they should hold on to the funds until they have a larger amount and can use them for the bigger properties that are higher up on the list.

Mr. Howe asked how long they had to spend the VDACS money.

Ms. Baker replied they had until June 2020 to spend it.

The Committee members discussed how they wanted to handle the VLCF and VDACS funds.

Mr. Adams made to motion to recommend to the Board that they move forward and apply for the VLCF funds for the Littlejohn and Shelton properties.

Mr. Howe stated his only concern with that was if Moore was not approved to be funded by the USDA and that it might be wise to add Moore on to the application for VLCF funding in addition to Little John and Shelton.

Ms. Baker stated they had enough County funds for all three of those.

The Committee members continued discussing which properties should apply for which funds.

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Mr. Broxton asked what would happen if they applied for both USDA and VLFCF funds for the Moore property and they were both approved. He asked if they could use both of those funds and use the County's matching funds for a different property.

Ms. Baker stated they could do that, but the County would still need to contribute something.

Mr. Howe made a motion to recommend that the Board allow them to apply for VLFCF funds for the Shelton, Littlejohn, and Moore properties.

Mr. Pepper seconded the motion.

The motion passed 7-0.

5. New Business

- Purchase of Development Rights – Easement Acquisition from 2017 Application Round

Legislative Agenda - 2020 General Assembly Session

Ms. Baker asked the Committee members to let her know if there were any items they wanted to put on the legislative agenda. There were no recommendations from the members.

6. Unfinished Business

- Farmers Market Application – 1179 White Oak Road

Mr. Broxton asked if the applicant had replied to any of the questions they had sent to her.

Ms. Baker stated she had heard nothing back from the applicant.

Mr. Broxton made a motion to table this item until the next meeting.

Mr. Howe seconded the motion.

The motion passed 7-0.

- Board of Supervisors Strategic Plan

7. Approval of Minutes

- March 25, 2018

Mr. Howe made a motion to approve the minutes.

Mr. Pepper seconded the motion.

The motion passed 7-0.

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8. Member Comments

Mr. Howe stated he would be out of town for both the June and July meetings.

9. Next Meeting

- June 24, 2019

10. Adjournment

With no further business to discuss, Mr. Broxton declared the meeting adjourned at 7:51 p.m.