

**TOWNSHIP OF LOWER MAKEFIELD
FARMLAND PRESERVATION, INC
NOVEMBER 26, 2019**

The regular meeting of Farmland Preservation, Inc. was held on Tuesday, November 26, 2019 in the Lower Makefield Township Municipal Building. Mr. Blank called the meeting to order at 7:30 pm.

Those Present

Farmland Preservation

Mike Blank

Eric Yeager

Dan Bankoske

Dennis Steadman

John Lewis-BOS Liaison

Others

Bob Colavita

Tom McGowan

MINUTES

Minutes were not approved.

TREASURER'S REPORT

Mr. Bankoske stated Mr. Riblet shared this information via email. There was no activity for the checking account.

November 25th balances: Vanguard account: \$487,455.00 & Fidelity Investments: \$422,137.00

Six-month performance reference point: 5.71% - Vanguard account, 5.53% - Fidelity account.

TRANSITION OF TREASURER RESPONSIBILITIES IN LIGHT OF MR. RIBLET'S RESIGNATION

Mr. Bankoske will assume the responsibility of Treasurer starting in the new year, pending a formal vote of the Board. Mr. Riblet will contact Vanguard regarding Mr. Bankoske having access to the account. Mr. Blank prepared paperwork (corporate resolution) for Fidelity Investments replacing Mr. Riblet with Mr. Bankoske on the account. Paperwork to be executed pending formal approval of the Board.

Cancellation of December Farmland Preservation Meeting

Motion made to cancel the December 24th Farmland Preservation, Inc. meeting. Motion seconded and carried.

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PROGRESS ON LEASE RENEWALS

Mr. Steadman stated he has incorporated the changes that were approved by the Township Solicitor and BOS to the new leases. Mr. McGowan will remain after the meeting to discuss the changes pertaining to his lease.

Mr. Steadman stated he is waiting to hear back from Mr. Stewart on his availability to review his lease changes.

Mr. Steadman handed out a summary page comprised of the nine (9) properties and leases. The summary contains parcel #'s, rental rates per acre, etc. Mr. Steadman stated he updated the information and crosschecked all data to reflect the 2015 leases and what will be the 2020 leases. He hopes this will be a helpful tool for keeping track of the leases. The Board thanked Mr. Steadman for his work.

The Board discussed lease rental payments. If the gross rent amount is paid early, there is a 2% discount and if paid late there is a 1% penalty per each month late.

CONSIDERATION OF INSTALLING BAMBOO BARRIERS ON ALL BAMBOO-AFFECTED PARCELS

The Board discussed installing bamboo barriers and a decision was made to obtain a quote from Corcoran Landscaping. In addition, a separate quote will be obtained from Corcoran for quarterly maintenance for a full year and should include maintaining bamboo control measures, listing what chemicals are being used, etc. Also, the invoice must be itemized for each property so the Board can make decisions on a case by case basis when necessary. Mr. Yeager will obtain quotes from Corcoran.

MAKEFIELD BROOK ISSUES: SOIL THEFT, EROSION, BAMBOO

Mr. Steadman stated Mr. Pesti, of Brentwood Road, has filled in the top soil (which was taken without farmlands consent) and all looks great. The positive conversation between Mr. Pesti and Mr. Steadman parted with good neighborly relations and greater understanding of farmland preservation issues.

Mr. Steadman stated a tree belonging to Mr. & Mrs. Soliman, 1748 Quarry Road, fell onto Farmlands' property destroying their fence. Mr. Blank stated he feels Farmland is responsible for replacement of the fence. After further discussion the Board agreed to have Mr. Steadman email Mr. Soliman asking if he could clean up the fallen debris, replace the fence and remove the remainder of the tree as Mr. Steadman is worried it might fall onto their house.

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REPORTS ON CONDITIONS OF BUFFERS

- *Leedom/Heather Ridge*- Mr. Bankoske asked Mr. McGowan his opinion on replacing trees that were mistakenly removed at 2033 Trowbridge Drive. Mr. McGowan stated he would prefer to not have any trees replanted on farmland property.
- *Stackhouse/Longshore* – Mr. Blank stated the buffer area at Longshore has been cut. Mr. Yeager stated the sycamore tree across from Makefield Highlands has been taken down and Corcoran Landscaping will return at a future date to remove the stump.
- *Farmview I & II* – Mr. Blank stated Mr. Riblet spoke with Mr. Stewart who stated he will focus on the buffers once the soy bean crop has been harvested.
- *Bridle Estates* – Mr. Yeager stated he will go out and check the buffer area and will report back next meeting.
- *Makefield Brook and Clearfield* – See above for Makefield Brook and nothing new to report on Clearfield.

The Board discussed and agreed to keep the buffer report on the monthly agenda and to inspect their assigned properties on a quarterly basis.

UPDATE ON BOWMA DEER HUNTING REQUEST & RED TAG PROGRAM

Mr. Steadman stated he will apply for the PA Game Commission’s “Red Tag” program for Clearview and Makefield Brook in February. He prefers to give BOWMA access to the red tags and will discuss further with Mr. Stewart.

FARMLAND OUTREACH CONCEPT

Mr. Blank stated the scholarship program has morphed into an “outreach concept program.” Mr. Lewis suggested asking the BOS to pass a resolution allowing Farmland to have a “Farmland Preservation week”. During the week Farmland could email, as well as possibly use the official Township social media page to post facts about Farmland. Mr. Bankoske suggested meeting with Ms. Tierney, Director of Parks & Rec, as she handles the Township’s social media account.

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POTENTIAL SCHOLARSHIP PROGRAM DISCUSSION

See above item.

REVIEW OF ACTION ITEMS

- Mr. Steadman will circulate the revised minutes from October 22, 2019 for review.
- Mr. Blank will deliver the corporate resolution paperwork to Fidelity Investments by the end of December.
- Mr. Yeager will contact Corcoran Landscaping for quotes on all bamboo remediation and options for barriers for the entire year.
- Mr. Steadman will email Mr. Soliman concerning the tree on Makefield Brook.
- Mr. Bankoske will notify Mr. Patel, 2033 Trowbridge Drive, trees do not need to be replanted on Farmland's property.
- Mr. Riblet will follow up with Mr. Stewart about mowing the buffers on Farmview I & II since the soy beans have been harvested.
- Mr. Blank will contact Ms. Tierney (LMT Parks & Rec Director) to set up a meeting regarding the possibility of a Farmland Preservation week and any information she may have about social media content.

OTHER BUSINESS

Mr. Blank stated the only outstanding business pertains to LMT's record retention policy and what needs to be followed. Mr. Lewis suggested contacting Mr. Ferguson.

There being no other business the meeting was adjourned.

Respectfully submitted,

Michael S. Blank, President