

Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
March 7th, 2019 at 7:00 p.m.
WORKSHOP MEETING MINUTES

ATTENDANCE: Supervisors: Robert Sentner, Joyce Moore, Daniel Mohr; Township Manager Edward Carter; Planning Coordinator Brian Miller; Solicitor Marc Fisher; Secretary/Treasurer Jessi O'Donald

Meeting called to order at 7:00 pm.

ANNOUNCEMENTS:

This meeting is being recorded principally to aid in the preparation of Minutes and for such other purposes as the Board sees fit. For that reason, will each person wanting to give any comments during this meeting, please state your name for the record and address the Board of Supervisors.

PUBLIC INPUT: No Input

OLD BUSINESS: - None

NEW BUSINESS: -

1.) Farmland preservation Discussion

Planning Coordinator Brian Miller recently received the agricultural conservation easement appraisal for the 41.94 Acre Property at 6569 Sigmund Road. Previously the Township committed to Joining with Lehigh County to do an out of ranking order preservation for this farm where the township would be responsible for 66.7% of the easement cost or up to \$4,000 per acre. The easements appraisal value came in at \$6,900 per acre or \$900 per acre over the amount the Township and County committed to. A copy of the appraisal information is attached and a full copy of the appraisal is available if you would be interested in reviewing it. Lehigh County is limited by their out of order preservation policy to add payment that exceeds the 33.3% of the easement cap or \$2,000 in this case. The property owner has asked me to request that the Township adjust its previous conservation easement offer from \$4,000 per acre to \$4,900 per acre to address the appraised value. One of the benefits of preserving this property is that it would increase the Counties land ranking score for several adjoining agricultural properties. The ranking score increases for those properties may help their position on the County list if the property owners would like to preserve them, creating a positive effect for our Ag preservation program. Whenever agricultural properties are adjoining or in very close proximity to each other it reduces transportation of equipment issues from one property to another, this also helps to keep the agricultural use viable. With the appraisal having been completed and the benefits that the preservation of this agricultural property has I would recommend increasing the previous offer to address the appraised value. If you agree I can work with the Owner and County to complete the agricultural conservation easement process.

Supervisor Moore asked if any adjoining properties were on the list. At this point they are not.

MOTION: Supervisor Moore made a motion to increase the agreed preservation amount to \$4900.00 per acre with Lehigh County to address the increase is appraisal value. Supervisor

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Mohr seconded the motion. Any questions or comments, Supervisor Moore and Mohr were in favor, Supervisor Sentner Abstained, motion carried.

ANY OTHER BUSINESS: -

EXECUTIVE SESSION: Legal Matter - Not Needed.

ADJOURNMENT: Meeting was adjourned at 7:05 pm.

Chairman Robert Sentner

03/21/2019
Date

Secretary/Treasurer Jessi O'Donald