

Preston County Farmland Protection
157 Plaza Court, Suite 8
Kingwood, WV 26537

Preston County Farmland Protection Board
Meeting Minutes
January 26, 2022

Regular Members Present: Bill Grose, Art Mouser, Carrie See, Robbie Baylor and Luke Seese, by phone

Regular Members Absent: Kevin Lyons

Ex-Officio Members Present: Samantha Stone

Ex-Officio Members Absent: Bill Shockey

Staff and Guest Present: LaDeana Teets

The January 26, 2022 Preston Co. Farmland Protection Board meeting was called to order by Chairmen Bill Grose at 7:05.

Secretary's Report

The minutes from the November 16, 2021 meeting were circulated prior to the meeting. Carrie moved and Art seconded to dispense with the reading of the minutes. Motion passed. Samantha moved and Carrie seconded to accept the minutes for November 16. Motion passed.

Treasurer's Report

A treasurer's report was presented and filed for audit. The total from all bank accounts is \$688,778.10.

Old Business

At the last meeting Luke asked LaDeana to reach out to Pat Foley about farmland protection. She called and sat up a meeting with Pat, answered questions and gave him an application. He is interested in the idea of an easement but not sure he wants to give up future gas/oil and solar rights for potential income. He plans on talking it over with his family and will get back to me in the near future. His son, Carson, will be the owner of the property when Pat and Cindy both pass.

Mr. Stemple has accepted our offer for \$140,600.00 for his farm easement. Olivia is working on the Title Search and has found some unresolved issues that need cleared up. Mr. Stemple has been notified of these issues and is working on the documents needed. He and Olivia will work to close a Release of Records, death certificates, wills, and legal agreement on his resident right-of-way.

LaDeana likes Olivia and thinks she does good work but her slowness at closing time has caused much frustration with the untimely length of signings. With covid this easement has taken almost two years to complete and Olivia was given 18 months to complete the Title Search which has not been completed as

the date of this meeting. In December she assured this office, the easement would all be completed by January 31, 2022. LaDeana asked the Board to look for a new attorney to complete our Title Search, Title Insurance and Easement Documentation. Robbie moved and Samantha seconded to look for a new law office to complete the work needed. Motion passed. It was suggested to start with Hillary Bright, Gaydos and Turner and then Justin Gregory from Garrett County.

The bid for a survey on the Teets Property was taken over the phone and by email since we had to cancel our January 18 meeting. It was unanimous with all who voted to go with the lowest bid of \$8,750.00 from GPI, JB Chambers. Surveyor and Associates bid was \$11,600.00 and CEC decided not to bid at this time. JB has been contacted and plans to start the project in March.

State Audit report was been received at the office with only the usual segregation of duties issue. The report was handed out to the Board.

New Business

The WVAFP met by Zoom for their January meeting on 1/19/2022. Lavonne wanted all directors to keep an eye on HB2999 that would prohibit boards from buying property to ease and resell. NRCS announced that all northern counties need to have their annual monitoring completed by June 30. Next fall's 2-3-day training is being planned for Pipestem Resort in October. Lavonne asked that all directors invite their board members to this event with the Association paying for part of the expense to attend and the local boards paying part. More details to come as the Training Committee completes plans for this meeting.

LaDeana asked the Board if we should become Chamber Members again as the Chamber works with the agricultural community to plan some events and looks into a brick-and-mortar farmers market in Preston County. Samantha and Carrie discussed the store being planned/placed at the high school. LaDeana will talk to Kristy about this. Samantha moved and Carrie seconded that we continue with farmland protection membership dues with the Chamber as long as we were working together on farming issues. Motion passed.

The director's comments are as followed: LaDeana report the Federal Mileage Rate increased from .56 to .585 as of January 1. She attended the Farm Bureau Meeting in December, the State Forestry Meeting in Charleston on Carbon Credits, the Winter Dinner Meeting with Extension, the EDA Board meeting for December and will be attending the 2/8 meeting, the W-2-W-3 taxes have been completed, and she will not be attending Preston Co. Day because of a medical procedure at the same time. She made the Board aware of a planned trip to Alaska in September 2022. She asked Carrie and Art if they have decided to be on the Board for another 4 years? Carrie said yes but Art said he hadn't decided if he was running again for the Mon Conservation District position. He will let the board know at the next meeting.

With no further Reports, Discussion, or Public Comments, the meeting was adjourned at 8:40.

Dates for meetings the rest of the FY are: March 15 and May 17, 2022.

_____ Acting Secretary

_____ Secretary

_____ Approved as presented

_____ Approved as amended