

Jefferson County Farmland Protection Board

Board Meeting.....Monday, September 10, 2018
Jefferson County Maintenance Building/ Conference Room
128 Industrial Blvd, Kearneysville, WV 25430

AGENDA

5:00 pmCall to Order and Opening Remarks * Action item

Approval of Minutes of Previous Meeting: August 6, 2018 *

Treasurer's Report *

Administrator's Report

New Business:

Consider for approval: Approve purchase of new computer and monitors for program office for an amount not to exceed \$2,600. *

Consider for approval: That the Farmland Protection Board take a position on the proposed Rock Wool manufacturing facility in Ranson WV as it may affect current agricultural properties protected by conservation easements held by the Board and agricultural lands that the Board may protect in the future. *

Committee Reports

Easement Committee
Finance Committee
Fundraising and Public Relations Committee
Personnel Committee/ Board Development
Strategic Plan Committee

Public Comments:

7:00 pm ----- Adjourn

All Farmland Protection Board meetings are open to the public.
To address the Board, contact Elizabeth Wheeler to be placed on the agenda.
Email: Jefferson@wvfp.org Phone: (304) 724-1414

Jefferson County Farmland Protection Board

Board Meeting.....Monday, September 10, 2018
Jefferson County Maintenance Building/ Conference Room
128 Industrial Blvd, Kearneysville, WV 25430

MEETING MINUTES

- 5:00 pmCall to Order and Opening Remarks * Action item
- Meeting called to order by President Mr. Glenn.
 - Attending the meeting were Mr. Glenn, Ms. Tabb, Mr. Quinn, Mr. Kercheval, Mr. Ober, Ms. McDonald, Mr. Diehl (via phone) and Ms. Wheeler. Absent – none

Introduction of Guests:

- Large public audience, approximately 50 attendees.

Approval of Minutes of Previous Meeting: August 6, 2018 *

- Hearing no comments or objections, the minutes were approved by unanimous consent.

Treasurer's Report *

- Unable to reach Mr. Diehl via phone for Treasurer's Report
- Ms. Wheeler presented the Treasurer's report for August 2018.
 - Ms. McDonald moved to accept the July Treasurer's Report as presented and the motion was seconded by Mr. Uber. The motion passed unanimously.

Administrator's Report

- No further additions from written report.

New Business:

- Mr. Diehl via conference call.

Consider for approval: Approve purchase of new computer and monitors for program office for an amount not to exceed \$2,600. *

- Discussed need for new computer/monitors, prices received from Advantage Technology. Computer is 4 years old, has in the past had memory added a couple of time. Appears that the hard drive is going bad.
- Advantage is preferred provider by county.
- Mr. Kercheval moved to purchase office computers and monitors not to exceed \$2,600 as presented and the motion was seconded by Mr. Ober. The motion passed unanimously.

Consider for approval: That the Farmland Protection Board take a position on the proposed Rock Wool manufacturing facility in Ranson WV as it may affect current agricultural properties protected by conservation easements held by the Board and agricultural lands that the Board may protect in the future. *

- Mr. Glenn excused himself due to a conflict of interest as a lawyer with Jackson Kelly law firm, stating his firm but not he has provided representation on the Rockwool project. Mr. Glenn left the building, and did not return.
- Mr. Ober, as VP, assumed responsibility of running the remaining of the board meeting.
- Mr. Ober read the agenda item and gave a brief overview of the program including that it is a volunteer program, outlined the current properties under conservation easement and the board's interest of protecting property in the future.
- Mr. Ober raised breaking the discussion of Rockwool into two parts as he described in his introduction of the topic: First, the existing easements and second, the future easements. Mr. Quinn expressed that he felt that the topic should not be broken into two parts, that the impact of Rockwool and heavy industry impacted both current and future properties in the same fashion.
- Mr. Diehl stated that he did not believe Farmland Protection had any purview over the Rockwool project and should not be taking a public position on the already approved project/approximately 400 acres. Much discussion, and counters were made to that position, including Mr. Quinn who stated to Mr. Diehl that this was also about the rest of farmland, both protected and unprotected, that would be impacted by Rockwool.
- Mr. Diehl stated that he would have to recuse himself if a motion was made due to his JCDA role, which generated more discussion of why would he do that if JCDA has a position on JCFLPB and JCDA is to also promote agriculture in addition to other business.
- A question from audience prompted the board to discuss what they heard from farmers and landowners, and their position. Mr. Kercheval and Ms. Tabb both commented that they have talked to many farmers, of course have not covered everyone, but not a single farmer has expressed to them support for Rockwool project.
- Mr. Kercheval stated that he can't imagine any farmer supporting something that would pollute their farm.
- Mr. Ober requested again to break the topic into two parts. Mr. Quinn disagreed, and said he was prepared to make a single motion covering both existing and future farmland conservation easements.
- Mr. Ober requested Mr. Quinn to make the motion. Mr. Quinn requested more discussion, and requested to make a statement, to which Mr. Ober said "please."
- Mr. Quinn presented a lengthy statement, covering these points regarding the RockWool issue:
 - Non-partisan issue for county.
 - Well intended government officials and volunteers had made decisions without being fully informed. Thanked County Commissioner Jane Tabb for recognizing this and is now standing against the project.
 - Read Agriculture code §19-19-1, and sub part b) of "§8A-12-6. Farmland protection board duties.

- Presented a list of Red Flags this project presents to the public and agriculture in the county.
 - Presented a list of public JCDA quotes to consider and review in regard to whether these statements are in the best interest of the community.
- Mr. Diehl, objected, and stated he didn't believe there was any proof to the pollution concerns being expressed. Mr. Quinn referred Mr. Diehl to review, for example, the EPA's own website that lists the comparable Roxul plant in Mississippi as "Ranks 6 out of 2093 Toxic Releases Inventory facilities in their industry".
- Mr. Diehl recused himself prior to motion(s) being discussed, left the conference call and did not return for the rest of the meeting.
- Mr. Quinn passed out a hard copy of motion, read it to the board, moving to adopt resolution as presented below and the motion was seconded by Mr. Kercheval.

In accordance with [West Virginia State Code §8A-12-1 et seq](#), the mission of the Jefferson County Farmland Protection Board is to protect productive farmland for future generations in order to maintain the long-term viability of agriculture in Jefferson County. With over 4600 acres under conservation easement, we support landowners, the community, the state of WV and the Federal Government's efforts to protect these and future farms for Jefferson County.

Jefferson County Farmland Protection Board officially shall be on record opposing the proposed Rockwool Plant in Ranson, WV. We view the introduction of heavy industry, pollution, and landscape impacts to Jefferson County will negatively impact existing protected farmland properties and our ability to effectively compete for state and federal funds needed to protect future farmland for the county.

We strongly encourage the JCDA, Jefferson County Commission, and all other involved local and state governments, and agencies, to adhere to the county's own mission to balance light industrial and agriculture growth – not heavy industry that will severely impact the agriculture in Jefferson County forever.

- A Board discussion ensued about the motion, with multiple suggestions and comments being made by Ms. McDonald, Ms. Tabb, Mr. Kercheval, and Mr. Ober.
- Ms. McDonald asked Mr. Quinn if he was concerned that this statement was too restrictive, and did he feel this was counter to his concerns about easement management over the years. Mr. Quinn responded that he felt this was different topic, that the motion did not address how easements are managed, that this was simply heavy industry objection due to impacts to agriculture.
- Mr. Ober asked Mr. Quinn to read the revised resolution that incorporated the suggested changes during the discussion:

In accordance with [West Virginia State Code §8A-12-1 et seq](#), the mission of the Jefferson County Farmland Protection Board is to protect productive farmland for future generations in order to maintain the long-term viability of agriculture in Jefferson County. With over 4500 acres under conservation easement, we support landowners, the community, the state of WV and the Federal Government's efforts to protect these and future farms for Jefferson County.

Jefferson County Farmland Protection Board officially shall be on record opposing heavy industry, such as the proposed Rockwool Plant in Ranson WV. We view the introduction of heavy industry, pollution, and landscape impacts to Jefferson County will negatively impact existing protected farmland properties and our ability to effectively compete for state and federal funds needed to protect future farmland for the county.

We strongly encourage the City of Ranson, JCDA, Jefferson County Commission, and all other involved local and state governments, and agencies to adhere to a rural agriculture economic development plan – not heavy industry that will severely impact the agriculture in Jefferson County forever.

We encourage all landowners in Jefferson County to explore the benefits of placing a conservation easement on their farmland.

- Vote called by Mr. Ober. Motion carried to adopt, 3 to 1. Voting to approve – Mr. Quinn, Ms. McDonald, Mr. Kercheval. Opposed Mr. Ober. Recusing themselves – Mr. Glenn, Mr. Diehl. Non-voting member – Ms. Tabb

Committee Reports

Easement Committee – no report due to time, but committee meeting needed no later than the end of September.

Finance Committee - no report due to time

Fundraising and Public Relations Committee - no report due to time

Personnel Committee/ Board Development - no report due to time, but committee meeting required soon.

Strategic Plan Committee - no report due to time

Public Comments:

- Public comments began at 6:17, each speaker was limited to 3 minutes.
- Approximately 18-20 community statements were made, all were in support of the resolution.
- None of the public comments received supported the Rockwool Project.

6:55 pm ----- Adjourn

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Email: Jefferson@wvfp.org Phone: (304) 724-1414

Jefferson County Farmland Protection Board

Balance Sheet

As of September 30, 2018

10/09/18

Accrual Basis

	Sep 30, 18
ASSETS	
Current Assets	
Checking/Savings	
BCT - ICS	2,695,928.27
BCT - Easement Acquisition Fund	48,554.06
Bank of Charles Town	146,859.36
BCT - Fundraising Account	1,017.72
BCT - Stewardship Account	12,751.65
Total Checking/Savings	2,905,111.06
Other Current Assets	
Transfer Taxes Receivable	-25,641.22
Legal Retainer	3,000.00
Total Other Current Assets	-22,641.22
Total Current Assets	2,882,469.84
Fixed Assets	
Computer Equipment	4,230.86
Total Fixed Assets	4,230.86
TOTAL ASSETS	2,886,700.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to County Commission	15,313.56
Total Other Current Liabilities	15,313.56
Total Current Liabilities	15,313.56
Total Liabilities	15,313.56
Equity	
Reserved for Encumbrances	1,822,699.50
Reserved for Farmland Protect.	1,418,195.20
Net Income	-369,507.56
Total Equity	2,871,387.14
TOTAL LIABILITIES & EQUITY	2,886,700.70

Jefferson County Farmland Protection Board
Profit & Loss
September 2018

	<u>Sep 18</u>
Ordinary Income/Expense	
Income	
Transfer Tax	49,694.70
Interest/Dividends	2,292.87
	<hr/>
Total Income	51,987.57
Expense	
Advertising & Marketing Expense	252.14
Dues and Subscriptions	52.00
Postage and Delivery	34.02
Professional Fees	
Computer Support	39.00
	<hr/>
Total Professional Fees	39.00
Salary & Benefits Expense	15,313.56
Supplies	46.78
Telephone	150.00
Travel & Ent	
Travel	122.52
	<hr/>
Total Travel & Ent	122.52
	<hr/>
Total Expense	16,010.02
	<hr/>
Net Ordinary Income	35,977.55
Other Income/Expense	
Other Expense	
Current Year Encumbrances	
Easement Costs	
Easement Administration	22.00
	<hr/>
Total Easement Costs	22.00
	<hr/>
Total Current Year Encumbrances	22.00
	<hr/>
Total Other Expense	22.00
	<hr/>
Net Other Income	-22.00
	<hr/>
Net Income	<u>35,955.55</u>

Jefferson County Farmland Protection Board

10/9/2018 4:36 PM

Register: Bank of Charles Town

From 09/01/2018 through 09/30/2018

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/07/2018	3987	Elizabeth Wheeler	-split-	August Expens...	159.20	X		98,569.03
09/07/2018	3988	W.B. Mason Co., Inc.	Supplies	Invoice I58346...	28.78	X		98,540.25
09/07/2018	3989	West Virginia Farm ...	Dues and Subscriptions	Annual Dues 4...	52.00	X		98,488.25
09/07/2018	3990	Spirit of Jefferson	Advertising & Marketi...	invoice 37739	250.00	X		98,238.25
09/12/2018			BCT - ICS	Funds Transfer		X	102.27	98,340.52
09/17/2018			BCT - ICS	Funds Transfer		X	250.00	98,590.52
09/18/2018			BCT - ICS	Funds Transfer		X	28.78	98,619.30
09/20/2018			BCT - ICS	Funds Transfer		X	52.00	98,671.30
09/24/2018			Transfer Taxes Receiva...	Deposit		X	73,832.55	172,503.85
09/24/2018			BCT - ICS	Funds Transfer	22,908.55	X		149,595.30
09/30/2018			Interest/Dividends	Interest		X	59.67	149,654.97
09/30/2018	To Print	Advantage Technology	Computer Equipment		2,567.13			147,087.84
09/30/2018	To Print	Elizabeth Wheeler	-split-	September Exp...	139.80			146,948.04
09/30/2018	To Print	United Bankcard	-split-	Wheeler Septe...	88.68			146,859.36

Jefferson County Farmland Protection Board
Administrator's Monthly Report ... September 10, 2018

Easement Progress:

- ZZ (117 acres) and EEE (216 acres) closed on August 21.
- NRCS has not sent signed cooperative agreements for JJJ (290 acres) and WW (80 acres).
- NRCS has not sent a cooperative agreement for property HHH (278 acres) for our review. Funding is through the Regional Conservation Partnership Program. In May 2015 the RCPP agreement was signed. Properties were not picked until June 2018. Agreement runs 5 years, expires May 5, 2020. The Cooperative agreement is good for 18 months after signature.

Easement Applicants and Inquiries:

- Reapplication: OOO in Shenandoah Junction (143 acres)
- Inquiry, possible application: Property in Shepherdstown District (119 acres)

Easement policy/ issues:

FY19 Application requirements for NRCS are increasingly exacting and time-consuming. Applications are due December 3, and NRCS wants counties to have a September 28 application deadline.

The third monitoring visit regarding the trailer removal from the easement area on Property EE (48 ac) on Tuesday September 18, 10 am. I have asked the surveyor to attend to mark the line for the farmstead complex area. I would appreciate it if a Board member would accompany me.

The Easement Committee needs to convene before September 28 to consider: 1/new applications before the NRCS due date of September 28, 2/alternative easement monitoring services, 3/ policy regarding local-only funding of easements.

Administration:

- Annual review. I have given the evaluation form to Liz and Rob and will provide my self-evaluation. We need to schedule the review.
- Annual Charitable registration with WV Secretary of State has been submitted.
- Vendor review: The Board should schedule its annual review of current vendors and determine need for RFPs for services, including easement monitoring, legal work, accounting, surveying, appraisals.
- Annual COI forms – All board members should sign this today.

Projects in process:

- Annual report –2018, revised, in design

Events/Meetings:

September 12: Proposed Horse Park feasibility focus group, Bavarian Inn

September 25: Petersburg Airport: FY16 RCPP property re-ranking

Other: Rockwool Co. I have received a number of phone calls and 10 emails from landowners and citizens expressing concerns about pollution, toxic waste, traffic, degradation of rural character, excessive water use, etc.