

**TOWNSHIP OF LOWER MAKEFIELD  
FARMLAND PRESERVATION, INC  
FEBRUARY 25, 2020**

The regular meeting of Farmland Preservation, Inc. was held on Tuesday, February 25, 2020 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**

**Others**

**Bob Colavita  
Monica Tierney- Parks/Rec Dir  
Matt Corcoran  
John Lewis-joined mtg. in progress  
Doug Riblet-joined mtg. in progress**

**ELECTION OF OFFICERS**

**Nomination of President**

Mr. Steadman nominated Mr. Blank for President. Nomination seconded by Mr. Bankoske and carried.

**Nomination of Vice President**

Mr. Bankoske nominated Mr. Steadman for Vice President. Nomination seconded by Mr. Blank and carried.

**Nomination of Secretary – Eric Yeager**

Mr. Bankoske nominated Mr. Yeager. Nomination seconded by Mr. Blank and carried.

**Nomination of Treasurer – Dan Bankoske**

Mr. Blank nominated Mr. Bankoske. Nomination seconded by Mr. Steadman and carried.

**MINUTES**

Motion made by Mr. Bankoske to approve minutes of October 22, 2019 & November 26, 2019 as amended. Motion moved and approved by the Board and carried.

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**CONSIDERATION OF QUOTES FROM CORCORAN LANDSCAPING FOR BAMBOO MAINTENANCE AND BARRIERS**

The Board asked Mr. Corcoran to discuss the proposed details of his quote for a yearly bamboo maintenance program. Stackhouse– (two locations) \$1,600.00 and Makefield Brook \$1,877.00 for the yearly maintenance.

The program includes:

- Cutting down the affected areas four (4) times a year between April – October.
- Spray the area using a natural herbicide consisting of vinegar, dish detergent and Epsom salts, as Mr. Corcoran does not have a chemical license.

The Board discussed and approved Corcoran Landscaping for the 2020 bamboo maintenance program. Mr. Corcoran will follow up with a start date.

Mr. Blank discussed the proposed cost and use of polyethylene barriers at Stackhouse (next to the Kaplan property) and Makefield Brook. Mr. Corcoran quoted \$2,050 per site, which includes all materials. Mr. Blank proposed to the Board to have the barrier installed at Stackhouse (just the area next to the Kaplan property) now and keep an eye on the other properties. The Board discussed and approved.

*Snow Shoveling:*

Mr. Yeager discussed obtaining a quote for the two sidewalks that must be shoveled within 48 hours after a snow storm. One sidewalk is located at Brookfield and the other at Heather Ridge. Mr. Corcoran stated he will quote the job.

*Mr. Soliman's Tree*

Mr. Corcoran stated he removed Mr. Soliman's tree, located on Makefield Brook, that had fallen and damaged Farmland's fence. Mr. Soliman has agreed to pay half of the \$1,800.00 bill and Farmland will pay the balance to Corcoran. Mr. Blank will contact Apex fencing for a quote on replacing the fence.

The Board thanked Mr. Corcoran for the good work that he does for Farmland Preservation.

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**PURPOSE AND GOALS FOR COMMUNITY OUTREACH**

Ms. Tierney, LMT Park and Rec Director, was invited to speak about the possibilities of community outreach programs. Ms. Tierney suggested to set goals - examples: how will the goals relate to Farmland's mission statement, what does Farmland want to educate the public about; agricultural, the possibility of raising money for a scholarship fund, gain numbers. Etc.

Ms. Tierney stated March 24<sup>th</sup> is National Agriculture Day. Farmland could leverage this day to create some type of event to engage the public, as this could help with getting some exposure. Ms. Tierney suggested Farmland reach out to the community who is already invested in what Farmland produces, such as people who attend the farmers market. She stated she would be willing to help in anyway.

Ms. Tierney gave Farmland an article with great ideas on getting started. She stated she would be glad to help in any way.

**BUFFER MAINTENANCE AND FARMERS' COOPERATION**

Mr. Bankoske discussed contacting Mr. Sam Stewart, asking him to start attending Farmland's monthly meetings on a more regular basis. Mr. Bankoske feels this will help Mr. Stewart understand the issues the Board deals with relating to each of his leased farms. The Board agreed to contact Mr. Stewart.

The Board discussed the ongoing problems with trees in the buffers. Most trees have probably reached their lifetime making it difficult for the farmers to mow. Mr. Blank stated he will mention to Mr. Stewart, that Farmland Preservation, is willing to offer compensation for removal of trees in the buffer area. Mr. Steadman suggested keeping track of each properties expenses where Farmland pays the bills. The Board discussed and liked this idea.

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**TREASURER'S REPORT AND TRANSITION OF TREASURER RESPONSIBILITIES**

Mr. Bankoske stated he emailed statements to the Board. Account balances as of the end of January: William Penn Checking \$273.98, Fidelity \$431,065.51 and Vanguard \$527,091.27.

Mr. Bankoske stated the Board agreed to conduct a six-month and yearly review after the initial transfer of funds. Mr. Bankoske stated that in May, he will do a yearly review of expenses, performance and asset allocations of both the Fidelity and Vanguard investments, both accounts will be done separately and combined.

Mr. Bankoske stated the Fidelity investment account is now set up reflecting himself as the newly elected Treasurer. The Vanguard account requires minutes from this evening's meeting showing Mr. Bankoske was elected as the new Treasurer. William Penn Bank requires Mr. Blank and Mr. Bankoske to stop in to set up the checking account. After further discussion the Board decided to make a motion authorizing Mr. Bankoske as the new Treasurer on the Vanguard account, as opposed to waiting until next month's meeting for the approved minutes. Mr. Steadman made a motion giving Mr. Bankoske full authority to execute any financial transitions on behalf of Farmland Preservation, Inc. Mr. Yeager seconded the motion which was approved and carried by the Board.

Mr. Bankoske spoke with Mr. Small, to confirm his continued services for processing Farmlands' taxes and finance compilations. Mr. Bankoske stated he obtained a fee quote so the Board can formally approve retaining Mr. Small.

Mr. Bankoske stated that Mr. Small had stated to him that Farmland could possibly use Quick Books for their records. The cost is approximately \$25.00 per month. Mr. Small's office could backfill data from the last two (2) years.

Mr. Bankoske stated he has obtained all of Farmland's files from Mr. Riblet.

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**REPORTS ON CONDITIONS OF BUFFERS**

- *Leedom/Heather Ridge*- nothing to report
- *Stackhouse/Longshore* – nothing to report
- *Farmview I & II* – Mr. Blank spoke about Mr. Ward’s property- (Farmview I). There is a pine tree that has split and very top heavy. Mr. Blank is worried that during a windstorm the upper half might come down. The second pine tree roots have uplifted and are now uprooting the fence. Mr. Blank will talk to Mr. Stewart about the two trees.
- *Bridle Estates* – nothing to report
- *Makefield Brook and Clearfield* – Mr. Steadman stated the erosion on Clearfield has become much worse, he stated there is a section about three (3) feet deep and feels the area needs a grass buffer.

**SOIL CONSERVATION**

Mr. Blank stated that Ms. Rachel Onuska, a technician, from the Bucks County Soil Conservation District, along with the Stewarts has been working on a large run-off issue which is located on the Torbert farm. The run-off heads towards Creamery Road. Ms. Onuska is aware of the three (3) areas that Farmland Preservation is concerned about: Stackhouse, Farmview I & Makefield Brook. Ms. Onuska will reinspect the properties, update the soil conservation plan (which has been completed). She educated Mr. Blank on various ways to minimize and lessen the erosion, examples: putting up berms, moving dirt. Mr. Steadman suggested adding Clearview to the list and Mr. Blank agreed.

Mr. Yeager asked if seeds could be planted on these areas before Spring. Mr. Steadman stated he feels the first step before planting is the need for the Farmers to grade and move dirt so the terraces and slopes are in good shape for planting.

**UPDATE ON BOWMA DEER HUNTING REQUEST & RED TAG PROGRAM**

Mr. Steadman made the applications for the “Red Tags” and received a voice message from Mr. Stewart stating he received the tags and will forward to Mr. Steadman. Mr. Colavita stated he received his. Mr. Steadman has not talked to BOWMA about their access to the tags.

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**ELECTRONIC DOCUMENT STORAGE, RETRIEVAL AND DESTRUCTION**

Mr. Blank stated Mr. Riblet has dropped off to the Township building, all material documents that were in his possession.

Mr. Bankoske discussed available options for electronic document storage. Mr. Blank stated Microsoft 365 is available free of charge, and includes One Drive. The Board discussed and agreed to have Mr. Blank contact Microsoft for more information.

**REVIEW OF ACTION ITEMS**

- Mr. Yeager will show Corcoran Landscaping the areas that need to be shoveled, Heather Ridge & Brookfield Road.
- Mr. Blank will contact Apex fencing for a quote on fencing where Mr. Soliman's tree came down on Makefield Brook.
- Mr. Blank will set up a workshop session to discuss community outreach goals.
- Mr. Blank will contact Sam and Tim Stewart about attending meetings on a regular basis and will also discuss the two trees off Fairfield Road.
- Mr. Bankoske will assemble a resolution for Vanguard.
- Mr. Blank will contact Microsoft about a nonprofit Microsoft 365 account for Farmland.

**OTHER BUSINESS**

There being no other business the meeting was adjourned.

Respectfully submitted,

Michael S. Blank, President