

**TOWNSHIP OF LOWER MAKEFIELD
FARMLAND PRESERVATION, INC
AUGUST 28, 2018**

The regular meeting of Farmland Preservation, Inc. was held on Tuesday, August 28, 2018 in the Lower Makefield Township Municipal Building. Mr. Blank called the meeting to order at 7:30 pm.

Those Present

Farmland Preservation

Mike Blank

Dan Bankoske

Ross Bruch

Eric Yeager

Others

Bob Colavita

MINUTES

Motion made by Mr. Blank to approve minutes of May 22, 2018 & June 26, 2018 as amended.

Motion moved and approved by the board and carried.

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TREASURER'S REPORT

Mr. Blank distributed statements and stated Farmland's account at William Penn Bank totals \$364 and has stayed steady. Year to date holdings at Vanguard are up 6.34%. Closing balance for the Vanguard Mutual Funds \$880,000 which also includes income and expenses. Three checks written for the month: (2) Corcoran Landscaping & (1) Bob Small-accountant.

The Board discussed re-balancing and decided not to do anything at this time as they will be meeting with potential investment managers in September & October. This issue will be discussed at Farmlands November meeting.

STATEMENT OF INVESTMENT POLICY/MANAGEMENT OF INVESTMENTS

Mr. Bankoske stated he would like to start setting up phone conversations with potential investment managers. Mr. Blank stated he would like to add Fidelity, Vanguard & Charles Schwab to the potential list. Mr. Bankoske stated that Vanguard is not an option as Farmlands funds are below their threshold for managing corporate accounts.

The Board also discussed the possibility of the investment managers working with just half of Farmlands portfolio.

Mr. Blank stated that Farmlands investment policy would be established from some combination of Farmland's discussions and investment managers, if selected.

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BAMBOO UPDATE

Mr. Bankoske stated the bamboo has been removed from both areas of Stackhouse, the Kaplan property and behind the property on Brookfield Road. Mr. Yeager and Mr. Bankoske stated they are very satisfied with the outcome. Next step for Farmland is a maintenance program, which entails spraying and mowing the area to help keep the bamboo from growing back.

The Board discussed the buffer area which is owned by Mr. Stewart and how it needs to be maintained on a regular basis, which it has not been. Mr. Blank will contact Mr. Stewart about this issue.

Mr. Yeager will contact J & J landscaping for a quote to chemically treat the area where the bamboo had been removed.

Mr. Kaplan pointed out to Mr. Bankoske and Mr. Yeager an area on Farmlands property that has many dead trees that need to be removed. The Board discussed and agreed to get a quote to have them taken down, sooner rather than later.

Mr. Bankoske discussed the property at Makefield Brook where there is an excessive amount of bamboo that needs to be removed. The Board approved Corcoran Landscaping to remove the bamboo. Once farmland has the bamboo on their property removed, letters must be send to the neighbors, who border Farmland, stating the homeowner must maintain their own bamboo to keep it from encroaching Farmlands property.

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BUFFER CLEANUP ON LONGSHORE AND LEEDOM

Leedom- Mr. Blank, along with Apex Fencing, surveyed the area where Corcoran Landscaping cleaned up along Leedom where there is a broken fence that needs replaced. In one stretch of 216 feet, Apex would like to use the existing posts to fix this fence. In another longer stretch of about 300 feet, Apex proposed to move the new fence 12” inside the existing fence which is overgrown with entangling vegetation. The Board discussed and felt this would not work as there would be a 12” gap between farmlands fence and the neighbors fencing leaving overgrowth in between making it impossible to keep this area clean.

Mr. Blank asked the Board if they would like to ask Apex Fencing to requote for the line that needs to be restrung and the Board agreed.

Longshore- Mr. Blank stated Farmland received a complaint from a neighbor on Pownal Drive stating there is a lot of overgrowth and brush that is coming over the fence and onto their property and would like it cleaned up. Mr. Blank agreed and feels farmland should cleanup the fencing. *Quote for this work:* \$900

Mr. Blank would like to re-walk the property line with Corcoran Landscaping to re-quote the job to include the entire fence line of Pownal Drive and consider this the “one farm per year” buffer cleanup that the Board has previously discussed. The Board agreed.

Also, the Board agreed to put a hold on the work Corcoran quoted to grind stumps on Leedom until they receive the new quote for fencing.

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LONG-TERM STRATEGY, NEXT STEPS

Mr. Bankoske stated to table this discussion at this time and move on to the next item on the agenda.

PLANS FOR COMMUNITY DAY

Farmland will set up a booth for Community Day.

Mr. Bruch developed a SurveyMonkey site for Farmland to ask questions of residents pertaining to: a) community garden b) volunteering, etc.

COMMUNITY GARDENS DISCUSSION

Tabled as of this time.

CONTACTS WITH LIKE-MINDED ORGANIZATIONS

Mr. Bruch distributed a handout to the Board and discussed his findings pertaining to other like-minded organizations. He stated that Farmland Preservation, Inc. is a unique group because there are very few Township sanctioned, nonprofit organizations charged with immediate ownership and care of their farmland.

The Board would like to invite a couple of groups, possibly: Bucks County Agricultural Land Preservation, Land Trust of Bucks County or Langhorne Open Space to speak at a Farmland Preservation meeting in the beginning of the new year.

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ACTION ITEMS REVIEW

<i>ACTION</i>	<i>RESPONSIBLE PERSON</i>	<i>DUE BY</i>
<i>Send Contact information for Fidelity Investment to Dan</i>	<i>Mike</i>	<i>Completed</i>
<i>Set up teleconferences with investment advisors</i>	<i>Dan</i>	<i>September</i>
<i>Ask J&J Landscaping if they can chemically treat bamboo</i>	<i>Eric</i>	<i>September</i>
<i>Request estimate from Corcoran Landscaping to remove Trees bordering the Kaplan property on Stackhouse. Also, inquire if Corcoran can chemically treat bamboo.</i>	<i>Eric</i>	<i>September</i>
<i>Walk Stackhouse with Sam Stewart to review areas Needing regular mowing where bamboo was removed.</i>	<i>Eric/Mike</i>	<i>September</i>
<i>Transmit Board approval to Corcoran Landscaping For bamboo removal on Makefield Brook.</i>	<i>Eric</i>	<i>September</i>
<i>Transmit Board vote to delay cleanups on Longshore And Leedom to Corcoran Landscaping.</i>	<i>Eric</i>	<i>September</i>
<i>Draft letters to Makefield Brook homeowners where Bamboo is to be removed.</i>	<i>Ross</i>	<i>September</i>

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Discuss with owner at 2028, 2032 and 2036 Farmview Mike September
Drive the cleanup of our fence on Leedom.

Ask Apex Services to requote installation on just the Mike Completed
216 ft of fence perpendicular to Dolington Rd.

Examine all of buffer on Longshore with Corcoran Eric/Mike September
Landscaping.

Invite members of like-minded organizations to Ross December
meeting(s) of the Board in 2019.

Community Day coverage:

Before 11 am Dan/Mike

12-2 Eric/Dan

2-4 Mike

4-5 Ross

OTHER BUSINESS

There being no other business, the meeting was adjourned.

Respectfully submitted,

Michael Blank, President