



# FREDERICK COUNTY GOVERNMENT

Jessica Fitzwater  
County Executive

## OFFICE OF AGRICULTURE Department of Agricultural Preservation

Katie Stevens, Director  
Shannon O'Neil, Administrator

### Agricultural Preservation Advisory Board

#### Open Session Meeting

**Minutes of Monday February 24, 2025**  
**Winchester Hall - Second Floor, Winchester Room**  
**Board Approved 3/24/2025**

- I. **Call to Order:** Matthew (Matt) Toms called the meeting to order at 7:01pm.
- II. **Attendance:** Matt Toms, Vice Chair, Caroline Orlowski, Secretary, Lisa Gaver (via phone), Council Member Steve McKay, Liaison and Sandra Tucker, Chair, Absent Katie Stevens, Director of Office of Ag, Shannon O'Neil, Ag Preservation Program Administrator, Beth Ahalt, Ag Preservation Program Specialist II, and Jenna Zimmerman, Ag Preservation Program Specialist I.
- III. **Approval of the Agenda:** Caroline Orlowski made a motion to approve the agenda. The motion was seconded by Lisa Gaver. The motion was approved 3-0-0-1.
- IV. **Approval of the Minutes from January 27<sup>th</sup>, 2024:** Caroline Orlowski made a motion to approve the minutes from the January 27<sup>th</sup>, 2024, meeting. The motion was seconded by Lisa Gaver. The motion was approved 3-0-0-1.
- V. **Reports-** No reports.
- VI. **Old Business-** No old business.
- VII. **New Business-**

A. **FY25 Critical Farms Applications-** Staff presented 6 applications that were received for the FY25 Critical Farms program totaling 908 acres. This program assists farmers in the purchase of farmland and also works to preserve the land. Funding for this program becomes available to the County as a result of paybacks on previously purchased Critical Farms options. Staff recommended approval to conduct 2 appraisals on applications 25-01CF through 25-04CF, in order to determine the Option Value. Caroline Orlowski made a motion to order appraisals for applications 25-01 CF through 25-04 CF. The motion was seconded by Lisa Gaver. The motion was approved 3-0-0-1.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker				X
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver	X			
Position Vacant				

B. **Farmer Excluded Area Relocation Request-** Staff presented a new excluded area request on the Farmer Next Generation/MALPF Easement. Wyatt and Kylie Farmer settled with MARBIDCO Next Generation in February of 2021 and in June of 2024, the Farmer's accepted an offer with MALPF. An area for the



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Farmer's Sawmill and Lumber Kiln operation was excluded on their MALPF application because it was recommended to do so from MALPF staff. The original area that was excluded in the application was not the same location that was excluded on the survey plat that was submitted to MALPF as part of the requirements to go to settlement. The landowners have requested this change for safety reasons, as it is hard for trucks to exit the original excluded area. Staff feels that the new proposed area is an acceptable location and will have minimal impact on the agriculture operation. Lisa Gaver made a motion to approve the new proposed area for their Sawmill and Lumber Kiln operation. The motion was seconded by Caroline Orlowski. The motion was approved 3-0-0-1.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker				X
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver	X			
Position Vacant				

C. **Coblentz Child's Lot Request (MALPF)**- Staff presented a child's lot request on the Charles and Terry Coblentz MALPF easement. This farm was put into MALPF on April 14, 1999. One child's lot for their son, Charles Coblentz Jr, was requested and approved by the Agricultural Preservation Advisory Board on October 28, 2024, and approved by the MALPF board on November 25, 2024. After working with a surveyor, it was determined that a different location would be better suited to meet health department criteria. Staff feels that the proposed site options for the child's lot meets MALPF's criteria, as well have a minimal impact on the agricultural operation. Lisa Gaver made a motion to approve the new proposed child's lot request. The motion was seconded by Caroline Orlowski. The motion was approved 3-0-0-1.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker				X
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver	X			
Position Vacant				

## VIII. Comments and Announcements

### a. Program Updates

- MALPF**- The next MALPF deadline is April 1, 2026. MALPF hopes to extend offers for the FY25/26 around May or June, 2025



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- ii. **IPP**- The top 4 IPP applicants were made offers; Staff is waiting to see if these applicants accept or reject their offer. The next IPP cycle deadline is 9/1/2025.
- iii. **Critical Farms**- Staff will order 2 appraisals on the top 4 applications. These appraisals will be reviewed in closed session to determine the option value.
- iv. **CREP**- This program has a rolling deadline, and staff has received lots of interest in this program. There are 2 CREP easements scheduled to go to settlement in the coming months.
- v. **Next Generation**-We have two applications with Next Generation. An offer was extended to one of the applicants. Staff receives lots of interest in this program
- vi. **Rural Legacy**-Staff is beginning to make offers with our newest grant in both the Mid-Maryland and Carrollton Manor Rural Legacy Areas. There is still no update on the proposed Carrollton Manor Rural Legacy Expansion.

### B. Other Comments:

- i. **MPRP Proposed Transmission Line Route**- Staff discussed the release of the proposed access roads for the transmission line. This will increase the scope of the impact of the proposed route.
- ii. **March Ag Board Meeting**- The next meeting will be on Monday, March 24, 2025, at 7pm in the Winchester Room at Winchester Hall.

IX. **Public Comment** – None.

X. **Adjournment** – Caroline Orłowski moved to adjourn the meeting. Lisa Gaver seconded the motion. Meeting adjourned at 7:29pm.