

**Susquehanna County Agricultural Land Preservation Board
Tentative Meeting Agenda December 29, 2025 @ 9:00 AM**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Approval of Minutes** – see page 2.
- IV. Communications** – none.
- V. Public Comment**
- VI. Old Business**
 - A. Dobitsch Farm – see page 5
 - B. Members reappointments – see page 6
- VII. New Business** – none.
- VIII. Other items of Discussion**
 - A. Member concerns or questions
- IX. Adjournment**

Next Meeting February 11, 2026

Susquehanna County Agricultural Land
Preservation Board
Minutes November 12, 2025
5:30 PM

Call to Order: Chairman Leonard Wheatley called the meeting to order at 5:32 PM. Members present included: Commissioner David Darrow, James Barbour, Matt Holbrook, William Shay, Doug Sivers and Samantha Ellsworth. Absent were Gene Hubbard and Allen Scott. Also attending was Agricultural Easement Program Director Patti Peltz.

Pledge of Allegiance The pledge of allegiance was said.

Approval of Minutes – **D Darrow made the motion, seconded by D Sivers to approve the minutes of the May 15, 2025, meeting.**

Communications – No Communications.

Public Comment: There was no public comment.

Old Business

Dobitsch Farm Update
To: Farmland Preservation Board
From: Patti L. Peltz
Date: 11/4/2025
Subject: Dobitsch Farm –

Registration in the Agricultural Security Area with Clifford Township was completed and officially recorded with the County on October 20, 2025. We are currently awaiting the establishment of a Conservation Plan with NRCS before proceeding to the next phase. The farm meets the state's minimum eligibility requirements outlined in the county guide, with a LESA score exceeding the required 50% threshold. Once the Conservation Plan is finalized, the next step will include a site inspection and a meeting with the landowner to review the farmland preservation process in detail. This will be followed by a title search and appraisal. If all criteria are satisfied and both the title and appraisal meet state and county standards, the Preservation Board may then consider extending an offer to the landowner.

-J Barbour made a motion to order an appraisal by Don Van Fleet at a cost of \$1750, a title search by M Gathany, and to move forward in the process trying to encumber funds for this farm by 12/31/2025. Seconded by W Shay and so carried.

New Business

Members terms expire 12/31/25
To: Farmland Preservation Board

From: Patti L. Peltz
Date: 11/4/2025
Subject: Term Expirations 12/31/25

The following members' terms expire 12/31/25:

Jim Barbour, At Large Member

David Darrow, Commissioner/At Large Member

Matt Holbrook, Contractor Member

Gene Hubbard, At Large Member

Doug Sivers, At Large Member

Should you be interested in serving an additional term, I will prepare and submit the reappointment request for consideration at a Commissioners' meeting prior to year-end.

-John Benscoter has agreed to serve a vacant seat on the board 01/01/2026-12/31/2029 pending Commissioner appointment.

Other items of Discussion

2026 Tentative Meeting dates

February 11, May 13, August 12, November 11

-W Shay made a motion to accept 2026 meeting dates, J Barbour seconded and so carried.

2025 Farm inspections complete.

Fall 2025 legislation updates supported by PFPA

As of October 2025, PA has 6500 farms/650,000 acres in Farmland Preservation.

Members discussed bio solids and forever chemicals.

Adjournment – D Darrow made a motion to adjourn the meeting at 6:05PM, seconded by D Sivers and so carried.

Next Meeting Wednesday February 11, 2026

Minutes Prepared by:
Patti L. Peltz,

Agricultural Easement Program Director

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Agricultural Land Preservation Board held on November 12, 2025.

Respectfully Submitted,

Leonard Wheatley, Chairman
Susquehanna County Agricultural Land Preservation Board

To: Farmland Preservation Board
From: Patti L. Peltz
Date: 12/19/2025
Subject: Dobitsch Farm –Agreement of sale

Van Fleet Appraisals was able to complete an appraisal on the Dobitsch Farm and get the report to me. They did appraise high enough to be made an Agricultural Easement offer from Susquehanna County. The title search on the deed has come back clean.

The Agricultural Preservation Board can now extend an offer to the landowners. The most that can be offered, according to our program guide, would be \$1500/an acre. The funding would be from our state balance of \$99,783.57 and would be 100% state funded. With our incidental costs, we would be over the amount that needs to be encumbered by 12/31/25.

Staff Recommendation: Make an offer to the landowner to bring them into the Susquehanna County Agricultural Easement Purchase Program, at \$1500 per acre. Being 100% state funded, and to move forward with the encumbering and easement process.

The following board members' reappointments,
January 1, 2026 – December 31, 2029:

Jim Barbour, At Large Member

David Darrow, Commissioner/At Large Member

Matt Holbrook, Contractor Member

Gene Hubbard, At Large Member

John Brenscoter, At Large Member