

CLARKE COUNTY
Conservation Easement Authority
THURSDAY – 18 February 2021 – 10:00 am
A/B & Main Conference Room, 2nd Floor Government Center

AGENDA

1. Approval of Agenda
2. 2020 Land Conservation Award Ceremony – Gene Lewis, Shenandoah University & Tom Gilmore, American Battlefield Trust for preservation of the Cool Spring Battlefield
3. Approval of Minutes of the meeting of 21 January 2021
4. Bank Account balances
5. Campaign for the Authority
6. Easement Donation/Purchase
 - a. Doris Stimpson – new application – easement donation
 - b. Lowell Pratt – donation – draft deed provided, approved by BOS
 - b. Wiseman – donation – approved by BOS
 - c. RSP Enterprises – deed sent to NRCS for final approval
 - d. Blue Ridge Hunt – should close this year
 - e. Staley – attorney reviewing deed
8. Adjournment - next meeting – Thursday March 18th 10 am

CLARKE COUNTY
Conservation Easement Authority
Minutes – 21 January 2021

A regular meeting of the Conservation Easement Authority was held at 10:00 am on Thursday 21 January 2021, in the A/B/Main conference room, 2nd Floor Government Center.

Present: P. Engel, R. Buckley R. Bacon, M. Jones, Terri Catlett
Absent: G. Ohrstrom, W. Thomas
Staff: A. Teetor, R. Couch Cardillo

Call to Order: Alison Teetor, Clerk to the Easement Authority, called the meeting to order at 10:00 a.m.

Election of Chairman, Vice Chairman, and Treasurer

Ms. Teetor asked for nominations of Chairman to the Authority. Ms. Jones nominated Mr. Buckley for the position of Chairman for 2021, Ms. Bacon seconded. The Authority voted unanimously to elect Mr. Buckley as Chairman of the Authority for 2021.

Mr. Buckley asked for nominations of Vice Chairman to the Authority. Ms. Bacon nominated Mr. Ohrstrom for the position of Vice Chairman of the Authority for 2021, Ms. Jones seconded. The Authority voted unanimously to elect Mr. Ohrstrom as Vice Chairman of the Authority for 2021.

Mr. Buckley asked for nominations of Secretary/Treasurer to the Authority. Ms. Bacon nominated Mr. Engel for the position of Secretary/Treasurer for the Authority for 2021, Ms. Jones seconded. The Authority voted unanimously to elect Mr. Engel as Secretary/Treasurer of the Authority for 2021.

Agenda On motion of Ms. Jones, seconded by Mr. Engel, the Authority unanimously approved the agenda with the addition of a discussion of the proposed changes to the Virginia Outdoors Foundation minimum deed terms.

Minutes On motion of Ms. Jones, seconded by Ms. Bacon, the Authority unanimously voted to approve the minutes of December 22, 2020 with corrections.

Bank Account: Ms. Teetor reviewed the financial spreadsheets. Current fund balances show a total fund balance of \$342,236 consisting of \$96,205 in the donations account, \$222,515 in stewardship/restricted, and \$23,515 in local funds. Ms. Teetor stated that the attorney's fees and the publication of the year end news appeal letter were the major expenses in December. Mr. Buckley commented that there was significant revenue from roll back tax in 2020 – nearly \$30,000. This could be attributed to an increase in land sales.

Public Relations: Ms. Cardillo stated there was a total of \$35,098 in donations from 199 donors. Mr. Buckley commended Ms. Cardillo on her great work at fundraising and keeping the Authority and the program in the public eye. Ms. Cardillo also discussed the 2020 Conservation Award. Members agreed to the awarding the American Battlefield Trust (formally the Civil War Trust) and Shenandoah University for their preservation of the Cool Spring Battlefield, Shenandoah University River Campus. Staff has contacted Gene Lewis, Manager for the Cool Spring Campus, and Tom Gilmore, Chief Real Estate Officer, for the American Battlefield Trust, who was instrumental on acquiring the River campus property and the Holy Cross Abbey portion of the Battle. A representative from the University and the Trust will be present at the February meeting to receive the award. Regarding the photo contest, approximately 25 persons submitted photos, Ms. Cardillo will schedule the judging and it is hoped that the winning photographs can be displayed in some fashion. Members suggested an article in Clarke Monthly as event

centers or other venues are still limited due to COVID. An article in the Clarke Monthly can provide good PR for the program. She is also working on the winter newsletter. Articles will include the Land Conservation Award, potentially the policy on retaining DUR's and the summer internship.

Report on Applications for Easement Purchase/Donation

a. Lowell Pratt – Mr. Pratt has applied to the easement authority for approval of an easement donation. The properties are located at 2683 Mt. Carmel Road approximately 6/10 of a mile north of the intersection with Calmes Neck Lane. There are 4 parcels totaling 148 acres with 11 DURs. At the December meeting staff was directed to encourage the applicant to retain 2 DURs considering the size of the property and the potential need for a caretakers house or other such secondary dwelling. Ms. Teetor reported that the applicant would like to retain 2 DUR's therefore retiring 9 of the 11 remaining DURs. A site visit was conducted January 19th. On motion of Ms. Jones, seconded by Ms. Bacon members gave final approval for the easement donation and recommended approval to the Board of Supervisors.

b. Tom Wiseman – applied to the easement authority for approval of an easement donation. The property consists of approximately 29 acres. The property is the point of land where Millwood Road meets Route 50. The parcel has an existing house built in 2007 and 1 remaining DUR. The applicant would like to retire the remaining DUR. A site visit was conducted on January 19th. On motion of Mr. Engel, seconded by Ms. Bacon members gave final approval for the easement and recommended approval to the Board of Supervisors.

c. RSP Enterprises – deed sent to NRCS for final approval

d. Blue Ridge Hunt – Anne McIntosh stated that they plan to record in 2021.

e. Kohn property update – Ms. Teetor reported that well has been installed and Broy and Son has completed the waterline installation and connection. To date \$24,726 has been spent on the well and septic improvements. Ms. Teetor explained that the only other thing that might be needed is a hot water heater as the one there is very old. Ms. Jones suggested a tankless hot water heater be considered. Mr. Engel suggested that a sediment filter be added to the waterline. Members also suggested that the Clarke County Easement Authority be recognized in any literature placed in the Cabin as a partner. Ms. Teetor said she would suggest this to the PATC.

Discussion – VOF Deed Template change – Ms. Teetor explained that she had received an email from the Piedmont Environmental Council stating that the VOF board was considering changing their deed template to mandate protection for conservation values identified by the Conserve Virginia database. She went onto explain that the Conserve Virginia database was an initiative developed by Governor Northam to help identify conservation values of properties statewide. The deed template would then mandate protection of these values by requiring stream fencing, repairs to historic homes would need to follow secretary of the interior standards for renovation or additions, and other such requirements. Though these are reasonable ideas in practice these restrictions may deter people from placing land in easement reducing the amount of protected open space. In addition, the database itself has errors including misclassification of important farmland and scenic byways. Ms. Teetor asked member to make a motion allowing her to submit a comment to oppose the incorporation of Conserve Virginia minimum deed terms

into the VOF deed template. On motion of Ms. Bacon, seconded by Mr. Engel members approved the request.

Adjournment There being no further business, Ms. Bacon moved and Mr. Engel seconded that the Authority adjourn the meeting. The next meeting is scheduled for Thursday February 18th at 10:00 am. The motion was approved unanimously.

Randy Buckley, Chair

Alison Teetor, Clerk to the Authority

WORK IN PROGRESS -
FY2021

JAS - E Johnson
1/31/2021

Fund 235 - Conservation Easement Balances

	Total Fund Balance	Donations	Stewardship/Restricted Funds Account	Local Funds
SOY FY20 -	278,893	83,736	195,156	1
<u>Fiscal Year 2021</u>				
July Rev/AR		1,025	166	0
July Exps/AP		0	0	0
Aug Rev/AR		325	166	
Aug Exps/AP		-730	-2,045	-2,058
Sept Rev/AR		4,964		5,039
Sept Exps/AP		-2,551	-675	0
Oct Rev/AR		610		
Oct Exps/AP		-1,868	-2,625	-790
Nov Rev/AR		6,255	46,938	803
Nov Exps/AP		-880	0	-208
Dec Rev/AR		7,302		22,496.74
Dec Exps/AP		-1,983	-14,399	-1,150
Jan Rev/AR		7,585		1,177
Jan Exps/AP		-320	-11,277	0
YTD Rev/AR	104,851	28,065	47,270	29,516
YTD Exps/AP	44,177	8,331	31,021	4,825
Adjustments	0			
YTD FUND BALANCE (AR & AP)	339,567	103,470	211,405	24,692

Emily Johnson:
Land Use Rollback Tax-
\$5,039.31

Emily Johnson:
CE Stewardship annual
state funds
-790

Emily Johnson:
Land Use Rollback Tax-
\$802.74

Emily Johnson:
Land Use Rollback Tax-
\$22,496.74

VDACS

75,738.77 Expires 06/30/2021 (FY2019)
58,333.00 Expires 12/31/2021 (FY2020)
134,071.77
-61,827.10
72,244.67 AVAILABLE Estimated YTD BALANCE-VDACS

Anticipated Easement Closings:
Smithfield Farm January 2021

ESTIMATED YTD FUND BALANCE 339,567 103,470 211,405 24,692

	Appropriated	Actual Expenses	Appropriated Balance Remaining
FY21 Expenditure Appropriations	45,000	44,177	823
General Expenses	45,000	44,177	0

Clarke County:
includes expenses not specifically designated to an easement (including donation, stewardship and monthly Hall, Monahan expenses).

W O R K I N P R O G R E S S (FY20 NOT COMPLETE YET)

Through 01/31/21
Conservation Easement Expense Detail - FY21

Month	Donations	Stewardship	Local Funds
July	0.00	0.00	0.00
August	250.00 Ellen Shepard - Annual VA Land Conservation 480.00 Robin Cardillo Services for CEA July	1,400.00 Jessica Crandell-Inspections 158.70 Jessica Crandell-Mileage 136.68 Jessica Crandell-Mileage 350.00 Larry Royston Septic Service - Labor	2,057.50 Hall, Monahan, Engle-Legal svcs for July 2020
Sept	730.00 450.00 Gloria Marconi Summer newsletter 960.00 Robin Cardillo Services for CEA August 195.00 Winchester Printers - envelopes 936.07 Winchester Printers Summer printing newsletter 9.50 Purchase Power Postage	2,045.38 675.00 Dunn Land Surveys - Service	2,057.50 620.00 Hall, Monahan, Engle-Legal svcs for Aug 2020
Oct	2,550.57 560.00 Robin Cardillo Services for CEA September 350.00 Gloria Marconi Design&Prod 2020 CEA Photo 450.00 Gloria Marconi Fall newsletter 507.71 Winchester Printers CEA printing services	675.00 1,550.00 Greenway Engineering Services 1,075.00 Clarke County HD Permits	620.00 790.00 Hall, Monahan, Engle-Legal svcs for Sept 2020
Nov	1,867.71 880.00 Robin Cardillo Services for CEA October	2,625.00	790.00 207.50 Hall, Monahan, Engle-Legal svcs for Oct 2020
Dec	880.00 200.00 Gloria Marconi end of year letter 960.00 Robin Cardillo Services for CEA 822.92 Winchester Printers CEA printing services	0 2,500.00 Martins Pumping Service Septic 11,299.00 Sinhas and michael Corp Well 600.00 Ben Sprouse Easement Insp	207.50 1,150.00 Hall, Monahan, Engle-Legal svcs for Nov 2020
Jan	1,982.92 320.00 Robin Cardillo Services for CEA	14,399 7,277 Broy&Son Pump Service-Water 4,000 Myers & Woods Appraisal Kohn	1,150.00
	320.00	11,277	0.00
YTD Totals	Donations 8,331	Stewardship 31,021	Local Funds 4,825



ROBIN COUCH CARDILLO

February 12, 2021

Clarke County Conservation Easement Authority
Fundraising Report
February 2021 meeting

Donor Statistics

See attached Master Report

- Revised year-end total: \$36,822.80 from 209 donations (added PayPal and early Jan donations)
- 2021 total: \$949 from 10 donations

Ongoing

-Wingate Mackay-Smith Land Conservation Award

- Cool Spring Battlefield honored at February Authority meeting, with guests Gene Lewis from Shenandoah University and Tom Gilmore from American Battlefield Trust

-Update on Snapshot in Time Photo Contest – Pandemic Photography

- Providing 115 photo entries to Ken Garrett to judge within several weeks

-Winter newsletter

- In the works
- Featuring Land Conservation Award winner, board-adopted easement policy on property without DURs, summer interns outreach, 2020 summary

Fundraising Results: Clarke County Conservation Easement Authority

As of February 12, 2021

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Amount	\$13,345	\$19,090	\$20,871	\$25,649	\$26,396	\$25,843	\$23,530	\$42,266	\$36,260	\$57,356.00	\$24,778.00	\$26,101.00	\$34,815.28	\$38,230.00	\$36,822.80	\$949.00
# Donations	115	161	208	209	203	195	181	200	169	158	164	169	169	167	209	10
YE Donor Appeal																
YE Donor Appeal Amount	\$8,465	\$8,310	\$8,477	\$10,134	\$8,376	\$12,815	\$7,250	\$15,706	\$17,635	\$47,003	\$15,665	\$7,577	\$16,755	\$16,710	\$16,232	
Donor Respondents	75	59	87	86	76	68	50	69	51	61	47	48	58	52	73	
YE Prospect Amount	\$2,115	\$2,115	\$425				\$40		\$1,650	\$104	\$25	\$325	\$2,200	\$200	\$120	
Prospect Respondents		24	7				1		3	2	1	3	4	3	2	
Winter Newsletter																
Dollar Amount	\$2,700	\$2,700	\$2,020	\$2,065	\$2,865	\$2,126	\$3,611	\$4,805	\$3,395	\$2,700	\$2,228	\$2,615	\$4,920	\$2,668	\$3,105	
Respondents	23	23	27	27	32	21	32	39	26	25	29	39	29	32	43	
Spring Newsletter																
Donor: Dollar Amount	\$3,775	\$455	\$2,074	\$5,820	\$2,810	\$2,520	\$3,415	\$1,975	\$3,705	\$3,420	\$2,725	\$2,810	\$1,600	\$2,500	\$2,762	
Donor: Respondents	35	5	19	38	26	27	32	28	26	27	19	23	15	23	18	
Over Spring Newsletter: Dollar Amt	\$2,200	\$940	\$940	\$460	\$450	\$825	\$765	\$165	\$1,380	\$100	\$75	\$1,150	\$550	\$2,045	\$615	
Over Spring Newsletter: Respondents	16	16	19	10	4	11	5	4	9	1	3	8	3	6	6	
Summer Newsletter																
Dollar Amount	\$2,370	\$2,370	\$2,020	\$1,330	\$1,883	\$2,735	\$1,580	\$5,040	\$3,215	\$1,927	\$2,115	\$3,110	\$4,480	\$2,135	\$5,260	
Respondents	20	20	27	22	33	26	21	22	27	22	28	20	38	23	30	
Fall Newsletter																
Donor: Dollar Amount	\$2,210	\$2,210	\$765	\$260	\$7,300	\$2,946	\$4,630	\$2,660	\$2,325	\$1,250	\$600	\$3,870	\$220	\$2,925	\$6,244	
Donor: Respondents	12	12	5	7	25	26	30	27	14	3	6	11	4	11	16	
Taxpayer Fall Newsletter Dollar Amt	\$1,430	\$90	\$90	\$1,405	\$65	\$605	\$715	\$240	\$760		\$325	\$1,200	\$100	\$100	\$410	
Taxpayer Fall Newsletter: Respondents	25	4	4	8	2	8	9	5	5		5	4	1	1	5	
Over the Transom																
Dollar Amount	\$3,380	\$3,380	\$3,380	\$4,175	\$1,900	\$868	\$1,457	10,500	\$1,550	\$257	\$362	\$2,230.00	\$3,970	\$8,665	\$1,980	
Donor Respondents	17	17	17	11	5	6	2	2	2	3	12	7	17	10	14	
Donor Thank-You Party																
Dollar Amount	\$1,105							\$1,175	\$705	\$595	\$638	\$710				
Donor Respondents	6							4	6	14	14	6				
Photo Revenue																
Notecards																
Gift-in-Kind (admin work donated by Kate Peitanech)					\$747	\$57	\$67	\$469		\$	20	\$304	282 (6)		94.80 (2)	

MEMORANDUM

TO: Conservation Easement Authority
FROM: Alison Teetor
DATE: February 8, 2021
SUBJECT: Application for Donation – Doris Stimpson – TM# 29-3-8

Doris Stimpson has applied to the easement authority for approval of an easement donation. The property consists of approximately 25 acres. The property is located at 304 Nelson Road directly across from Long Branch. The parcel has an existing house built in 1997 and 1 remaining DUR. The applicant would like to retire the remaining DUR.

The parcel is zoned AOC and is in land use. Therefore the following guidelines for accepting properties for easement purchase are used:

- 1) the parcel's Property Resource Score is at least 35;
- 2) at least one dwelling unit right is extinguished by the conservation easement;
- 3) the parcel is adjacent to a parcel already under permanent conservation easement;
- 4) the property has a minimum area of 40 acres.

The Authority requires that a property meet at least two of the four guidelines for acceptance.

The property meets 3 of the 4 criteria by scoring over 35, being next to an adjacent easement, and giving up 1 DUR. The parcel is less than 40 acres. The property resource score is 50.56, points were given for retiring 1 DUR, being next to an existing easement (Long Branch, Wally Brewer), and having frontage on a scenic byway.

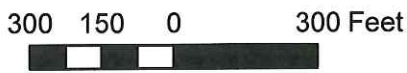
Recommendation: Give preliminary approval for the easement donation and schedule a site visit.



Doris Stimpson
 TM# 29-3-8
 24.848 acres, 1 ext. dwl., 1 DUR



Clarke County GIS
 February 8, 2021



- | | |
|---------------------|--------------|
| Intermittent Stream | Public Road |
| Perennial Stream | Private Road |
| Scenic Byway | Railroad |

Location Map

