

CLARKE COUNTY
Conservation Easement Authority
THURSDAY – 20 August 2020 – 10:00 am
A/B & Main Conference Room, 2nd Floor Government Center

AGENDA

1. Approval of Agenda
2. Approval of Minutes of the meeting of 23 July 2020
3. Bank Account balances
4. Campaign for the Authority
5. Easement Donation/Purchase
 - a. Reuling - donation
 - b. Brengle - donation
 - c. Rolling Ridge Foundation - donation
 - d. Potomac Appalachian Trail Club Kohn Property
 - e. Stephen Bathon – steps
6. Report on Applications for Easement Purchase
Motion to go into Closed Session pursuant to Section 2.2-3711-A3 of the Code of Virginia, as amended, to discuss the Acquisition or Sale of Property and Section 2.2-3711(A)(7) for consultation with legal counsel regarding specific legal matters requiring the providing of legal advice.

Adjournment - next meeting – Thursday September 17th 10 am

CLARKE COUNTY
Conservation Easement Authority
draft Minutes – 23 July 2020 draft

A regular meeting of the Conservation Easement Authority was held at 10:00 am on Thursday 23 July 2020, 10:00 am in the A/B/C conference room, 2nd Floor Government Center.

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

Agenda On motion of Ms. Thomas, seconded by Ms. Jones, the Authority unanimously approved the agenda.

Minutes On motion of Ms. Bacon, seconded by Ms. Thomas, the Authority unanimously voted to approve the minutes of June 18, 2020.

Bank Account: Ms. Teetor reviewed the financial spreadsheets. Current fund balances show a total fund balance of \$278,707 consisting of \$85,036 in the donations account, \$194,971 in stewardship/restricted, and \$-1,299 in local funds. Expenses were for the Smithfield Farm survey.

Public Relations: Ms. Cardillo stated that donations are over \$8,000 with 80 donations. She is working on the summer newsletter. A couple of potential stories are the impact of the coronavirus and bee keeping. She is hoping that the newsletter will prompt additional donations. She also asked members about the status of the banners. Ms. Teetor stated that there is one in the office, the one at the feed store was removed when the renovation took place, she will ask if they still have it. There is one at the fairgrounds and one at the school. Members suggested that one could be placed at the Burwell Morgan Mill when Art at the Mill resumes. Ms. Cardillo also asked members about the donor reception. After discussion members agreed to cancel the 2020 event. Ms. Cardillo will put a notification in the newsletter.

Discussion

a. application solicitation – Ms. Teetor stated she sent out letters to approximately 35 residents that appeared to meet the grant criteria. To date no response has been received.

b. interns – Ms. Teetor stated that the two interns, Jessica Crandell and Ben Sprouse are nearing completion of the inspections.

Report on Applications for Easement Donation

a. Brengle – Andrew Brengle has applied to the easement authority for approval of an easement donation. The property is located in the 1600 Block of Millwood Road adjacent to the Crocker Conservancy (Powhatan School). It consists of 27 acres with 2 DURs. The parcel is completely wooded with no road frontage. Mr. Bryan, attorney for Powhatan provided a letter detailing that the School would like to be able to build a 3,000 square foot indoor/outdoor classroom on the property and retain the 2 remaining DURs. They plan to access the property via a deeded access easement and new bridge off of Millwood Rd.. The Authority discussed the request and determined that they would like to conduct a site visit in order to identify where the building would be located. Mr. Ohrstrom expressed concern that the parcel backs up to a number of small lots in the Village of Millwood and classroom and student activities could impact neighbors. In addition, members agreed that it is preferable to upgrade the existing bridge rather than construct a new bridge. Finally they were adamant that the easement retire the two remaining

DURs as these would not be needed for the structure and the Authority would not want any single family dwellings located on the property.

b. Blue Ridge Hunt, Anne McIntosh, agent has applied to the easement authority for approval of an easement donation. The donation was approved at the February meeting. The Hunt is reviewing the deed and obtaining an appraisal.

c. Kohn property – Ms. Teetor reported that the Potomac Appalachian Trail Club is interested in utilizing the Kohn property as one of their rental cabins. This would allow for public use of the property while the County develops a Master Plan for a passive recreation park. The house currently utilizes a spring as the water supply and this has proved to be unreliable so a well needs to be drilled. Since the last meeting, Ms. Teetor identified that the septic system will need to be expanded. Members agreed that stewardship funds could be used for the drainfield in addition to the well installation.

d. Smithfield Farm – On motion of Ms. Bacon, seconded by Ms. Thomas, members authorized payment for the survey completed by Stuart Dunn.

Adjournment There being no further business, Ms. Thomas moved and Ms. Bacon seconded that the Authority adjourn the meeting. The next meeting is scheduled for Thursday August 20th at 10:00 am. The motion was approved unanimously.

Randy Buckley, Chair

Alison Teetor, Clerk to the Authority



ROBIN COUCH CARDILLO

August 14, 2020

Clarke County Conservation Easement Authority
Fundraising Report
August 2020 meeting

Donor Statistics

See attached Master Report

- 2020 total: \$8,708.00 from 87 donations

Ongoing

-*Summer newsletter*

- August mailing

-*Abbreviated photo contest?*

- Capture photography during pandemic; open spaces = social distancing

Fundraising Results: Clarke County Conservation Easement Authority

As of August 14, 2020

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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	\$8,708.00
# Donations	115	161	208	209	203	195	181	200	169	158	164	169	169	167	87
YE Donor Appeal	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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	
Donor: Respondents	73	59	87	86	76	68	50	69	51	61	47	48	58	52	
YE Prospect Amount	\$2,115	\$2,115	\$425				\$40		\$1,650	\$104	\$25	\$325	\$2,200	\$200	
Prospect Respondents	24	24	7				1		3	2	1	3	4	3	
Winter Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Winter Newsletter Dollar Amount			\$2,700	\$2,065	\$2,865	\$2,126	\$3,611	\$4,805	\$3,335	\$2,700	\$2,228	\$2,815	\$4,920	\$2,668	\$3,105
Respondents			23	27	32	21	32	39	26	25	29	39	29	32	43
Spring Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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	\$3,198
Donor: Respondents	35	5	19	38	26	27	32	28	26	27	19	23	15	23	25
ayer Spring Newsletter: Dollar Amt	\$2,200	\$2,200	\$940	\$460	\$450	\$825	\$765	\$165	\$1,380	\$100	\$75	\$1,150	\$550	\$2,045	\$615
ayer Spring Newsletter: Respondents	16	16	19	10	4	11	5	4	9	1	3	8	3	6	6
Summer Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Summer Newsletter Dollar Amount		\$2,370	\$2,020	\$1,330	\$1,863	\$2,735	\$1,580	\$5,040	\$3,215	\$1,927	\$2,115	\$3,110	\$4,480	\$2,135	
Respondents		20	27	22	33	26	21	22	27	22	28	20	38	23	
Fall Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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	
Donor: Respondents	12	12	5	7	25	26	30	27	14	3	6	11	4	11	
expayer Fall Newsletter: Dollar Amt	\$1,430	\$1,430	\$90	\$1,405	\$65	\$605	\$715	\$240	\$760		\$325	\$1,200	\$100	\$100	
ayer Fall Newsletter: Respondents	25	25	4	8	2	8	9	5	5		5	4	1	1	
Over the Transom	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Over the Transom Dollar Amount			\$3,380	\$4,175	\$1,900	\$868	\$1,457	10,500	\$1,550	\$257	\$362	\$2,230.00	\$3,970	\$8,665	\$1,780
Donor Respondents			17	11	5	6	2	2	2	3	12	7	17	10	12
Donor Thank-You Party	2006														
Donor Thank-You Party Dollar Amount	\$1,105							\$1,175	\$705	\$595	\$638	\$710			
Donor Respondents	6							4	6	14	14	6			
Photo Revenue					\$747	\$57	\$67				\$	20			
NoteCards						\$346	\$473	\$469				\$304			
Gift-in-Kind (admin work donated by Kate Petracek)														282 (6)	10 (1)

MEMORANDUM

TO: Conservation Easement Authority
FROM: Alison Teetor
DATE: August 20, 2020
SUBJECT: Application for easement donation – Frank and Tressa Reuling

Hank & Tressa Reuling have applied to the easement authority for approval of an easement donation. The property is located at 494 Llewelyn Lane as is identified as Tax Map# - 23-A-2, Llewellyn Farm, 260 acres. The parcel has 4 existing dwellings and 6 remaining DURs. The property is primarily used for crops and pasture.

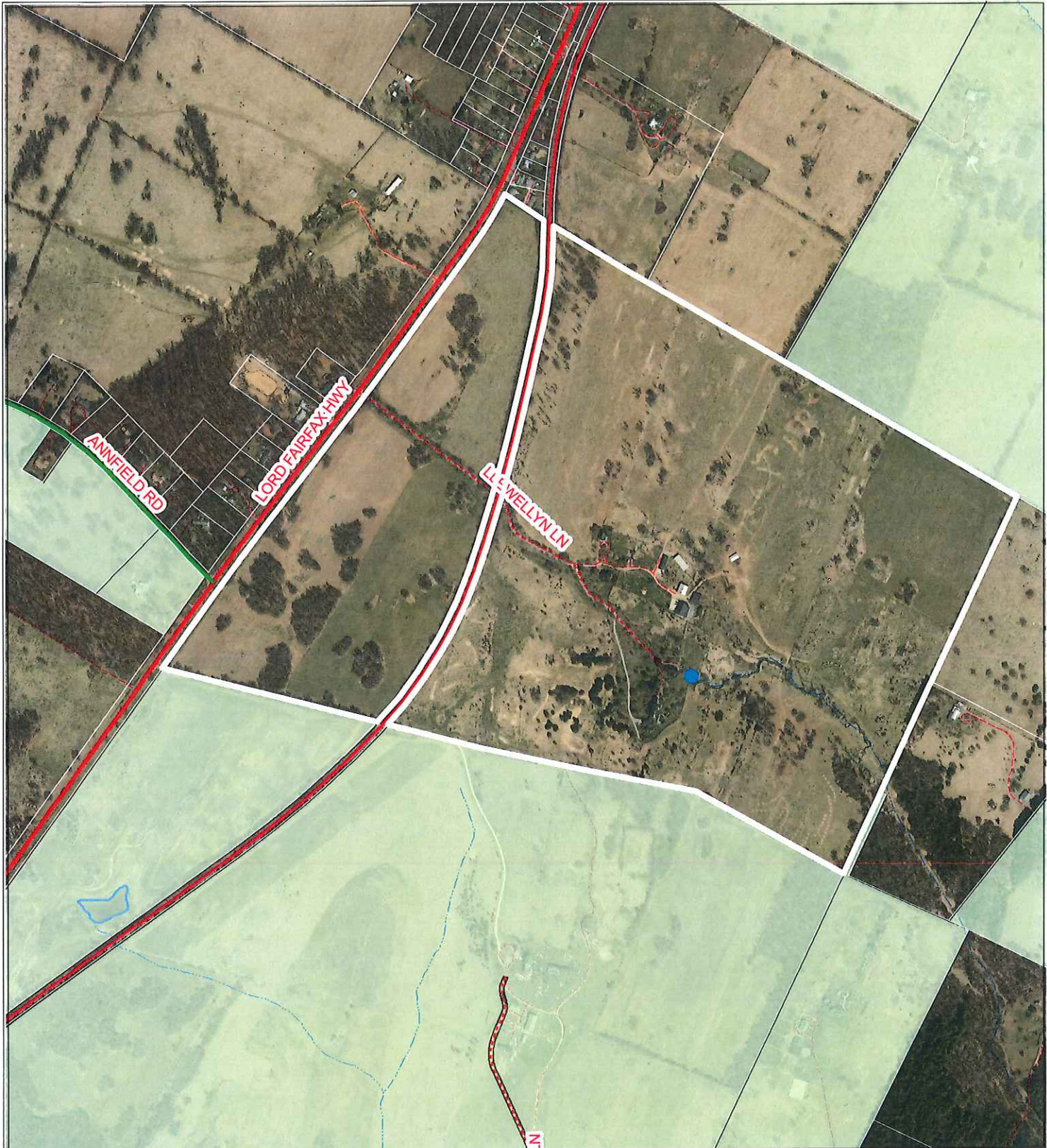
The parcel is zoned AOC and is currently in use value taxation, therefore in accord with the Commissioner of Revenue's requirements, then a donation may be considered if at least two of the following four guidelines are met:

- 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.

In reviewing the parcel, all 4 of the criteria have been met for each part. The Property Resource Score is 102.81, the owner will retire at least one DUR, it is larger than 40 acres, and adjacent to existing easements. Dr. Reuling is working with an appraiser to determine how many DURs will be retired. He may also request a subdivision. Points were given being adjacent to an existing easement, having a perennial spring, having frontage on a primary highway, Route 340, having frontage on the railroad, having structures contributing to the Chapel Rural Historic District, and being owned by the same family for between 30 and 50 years.

Recommendation

Give preliminary approval and schedule a site visit.



Frank & Tressa Reuling
 Tax Map# 23-A-2
 260 acres, 4 ext. dwlgs., 6 DURs

Clarke County GIS
 August 10, 2020



600 300 0 600 Feet



- Parcel Boundary
- Intermittent Stream
- Perennial Stream
- Public Road
- Private Road
- Scenic Byway

Location Map



Aerial Imagery 2015 Commonwealth of Virginia