

CLARKE COUNTY

Conservation Easement Authority

THURSDAY – 19 MARCH 2015 - 10:00 AM
A/B Conference Room, 2nd Floor Government Center

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes of the meeting of 15 January 2015
4. Bank Account Report Balance as of

31 December 2014	\$82,576.67	Bank of Clarke County
+ Donations	<u>\$18,145.16</u>	
Balance as of February 28, 2015	\$100,721.83	

There were a total of \$17,645.16 donations in January and \$500 in February

Approval of payments:

Camino Real Restaurant for awards luncheon – 156.78
Crown Trophy for plaque and brass plate
Robin Cardillo for newsletter production, etc - \$1,200
Gloria Marconi for newsletter production - \$625

5. Stewardship Fund – balance as of

28 February 2015	\$72,539.21	Bank of Clarke County
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6. Campaign for the Authority – see attached report
7. Discussion
 - a. Masters – Deed of Easement amendment
 - b. Vault Conference
8. Easement Donation/Purchase
 - a. Jerry Boyles – DUR purchase – declined offer
 - b. David Bralove – easement donation

Report on Applications for Easement Purchase

Possible Closed Session to discuss real estate

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.

9. Adjournment - next meeting – Thursday April 16th 10 am

CLARKE COUNTY
Conservation Easement Authority
Minutes – 15 January 2015

A regular meeting of the Conservation Easement Authority was held at 10:00 am on Thursday, 15 January 2015, in the A/B Conference Room, 2nd Floor Government Center.

Present: G. Ohrstrom, D. Weiss, L. Wallace, R. Buckley, P. Engel, M. Jones

Absent: W. Thomas

Staff: A. Teetor

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. Mr. Weiss nominated Mr. Buckley for the position of Chairman for 2015. Mr. Ohrstrom seconded. Mr. Weiss requested the nominations be closed. The Authority voted unanimously to elect Mr. Buckley as Chairman of the Authority for 2015.

Mr. Buckley asked for nominations of Vice Chairman to the Authority. Ms. Jones nominated Mr. Engel for the position of Vice Chairman of the Authority for 2015. Mr. Weiss seconded. Ms. Thomas requested that the nominations be closed. The Authority voted unanimously to elect Mr. Engel as Vice Chairman of the Authority for 2015.

Mr. Buckley asked for nominations of Secretary/Treasurer to the Authority. Ms. Wallace nominated Mr. Ohrstrom for the position of Secretary/Treasurer for the Authority for 2015, Ms. Jones seconded. Ms. Wallace requested that the nominations be closed. The Authority voted unanimously to elect Mr. Ohrstrom as Secretary/Treasurer of the Authority for 2015.

Agenda On motion of Ms. Wallace, seconded by Mr. Engel, the Authority unanimously approved the agenda.

Minutes On motion of Mr. Ohrstrom, seconded by Ms. Wallace, the Authority unanimously voted to approve the minutes of December 18, 2014.

Bank Account: Ms. Teetor provided an updated bank statement. The general fund balance as of December 31, 2014 is \$82,576.67. There were a total of \$4,168.97 donations last month. On motion of Ms. Wallace, seconded by Mr. Engel members approved payments of \$880.00 to Robin Cardillo for the year end appeal and \$1,042.06 to Winchester Printers for envelopes and the year-end appeal production.

Stewardship Fund: The stewardship fund has a balance of \$72,492.33 as of December 31, 2014.

Public Relations: Ms. Cardillo reported that the total donations received for 2014 was \$36,260, this included a \$10,000 donation from the Pete Foundation. Of 358 donors, 78% gave more than once and there were 9 new donors. In all the year-end appeal had the highest donation rate of any year since the Authority's inception. She also updated the committee on the Land Conservation Award luncheon. The first annual award ceremony will be held on February 2nd at the Camino Real restaurant in Berryville at 12:00. The plaque will be presented and the bird bath will be delivered to

the Mackay-Smith household when the brass plate is finished in a couple of weeks. Ms. Teetor will get permission to hand the plaque near the Governor's Award in the elevator hallway. Ms. Cardillo asked members for ideas for the upcoming winter newsletter, stories will include a legislative update, information on grants, the awards luncheon, and an advertisement for summer interns to conduct easement inspections.

Discussion – Legislative Update: Carolyn Sedgewick, of the Piedmont Environmental Council (PEC) reported on four bills being considered in the general assembly that threaten land conservation. HB1488 would eliminate coholding if the third party has a right of enforcement. HB1572 would amend the open space land act to eliminate perpetual easements and replace with a 5 year cap. HB 1828 and SB 1019 will reduce the available tax credits for individual landowners from 100,000 to 20,000, with an overall reduction in the total allotment from 100 million to 85 million. After discussion, members agreed to send a letter to representatives opposing the bills as they will have a negative effect on land conservation. On motion of Mr. Engel, seconded by Mr. Ohrstrom members voted to approve sending the letter and directed staff to brief the Board of Supervisors and encourage them to send a letter as well.

Easement Donation/Purchase Ms. Teetor updated the Authority on the status of pending easement applications. Mr. Taylor has indicated he will move forward but has not clarified what he intends to do with regards to the number of DURs he would like to retire. Mr. Bowen apparently was unsuccessful at getting his mortgage company to agree to the terms of the easement and has not been in contact since the first of the year. Mr. Boyles was sent a purchase offer and has not responded.

Other Mr. Ohrstrom stated that the Huntfish properties on the mountain had been sold. The previous owner, Mr. Turner had applied to place the properties in easement but Ms. Teetor shared that the easements were never recorded. On motion of Mr. Ohrstrom, seconded by Ms. Wallace members voted to direct staff to send a letter to the new owners with information about conservation easements.

Adjournment There being no further business, Mr. Buckley moved and Ms. Wallace seconded that the Authority adjourn to the Thursday February 19th at 10:00 am. The motion was approved unanimously.

Randy Buckley, Chair

Alison Teetor, Clerk to the Authority



2 East Main Street
Berryville, VA 22611

February 2015

Reporting Activity 02/01 - 02/28

Page 1 of 2

ADDRESS SERVICE REQUESTED

COUNTY OF CLARKE VIRGINIA
CONSERVATION EASEMENT STEWARDSHIP
101 CHALMERS CT STE B
BERRYVILLE VA 22611-1387

Managing Your Accounts

- Phone (540) 955-2510
- Toll-Free 1-800-650-8723
- EAGLE-24 Banking 1-888-378-1881
- Online Access www.bankofclarke.com
- Mailing Address P.O. Box 391
Berryville VA 22611

Summary of Accounts

Account Type	Account Number	Ending Balance
NOW-Public Fund	XXX2089	\$72,539.21

NOW-Public Fund - XXX2089

Account Summary

Date	Description	Amount
02/01/2015	Beginning Balance	\$72,516.96
	0 Debit(s) this period	\$0.00
	1 Credit(s) this period	\$22.25
02/28/2015	Ending Balance	\$72,539.21

Interest Summary

Description	Amount
Interest Earned From 02/01/2015 Through 02/28/2015	
Annual Percentage Yield Earned	0.40%
Interest Days	28
Interest Earned	\$0.00
Interest Paid This Period	\$22.25
Interest Paid Year-to-Date	\$46.88
Interest Withheld Year-to-Date	\$0.00
Minimum Balance	\$72,516.96

Deposits

Date	Description	Amount
02/28/2015	Accr Earning Pymt Added to Account	\$22.25

Daily Balances

Date	Amount	Date	Amount
02/01/2015	\$72,516.96	02/28/2015	\$72,539.21

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date	Previous year-to-date
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00



Starting Tax Year: 5514 Ending Tax Year: 5514 Starting Date: 01/01/2015 Ending Date: 01/31/2015

DATE	DEPT	CL TICKET/SEQ.	DISTRICT NO./NAME	TAX AMT	PEN. AMT	INT. AMT	ADJ. AMT
1/05/2015	CONRAD	1000001	CLARKE CO EASEMENT AU	17,470.16	.00	.00	.00
1/14/2015	CONRAD	1010001	CLARKE CO EASEMENT AUT	25.00	.00	.00	.00
1/15/2015	CONRAD	1030001	CONSERVATION EASEMENT	100.00	.00	.00	.00
1/26/2015	CONRAD	1040001	CONSERVATION EASEMENT	50.00	.00	.00	.00
			CLASS TOTAL	17,645.16	.00	.00	.00
			DEPT TOTAL	17,645.16	.00	.00	.00
			FINAL TOTAL	17,645.16	.00	.00	.00

TOTAL ITEMS BY YEAR
5514 4

ALL ITEMS 4



2 East Main Street
Berryville, VA 22611

January 2015

Reporting Activity 01/01 - 01/31

Page 1 of 2

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Summary of Accounts

Account Type	Account Number	Ending Balance
NOW-Public Fund	XXX2089	\$72,516.96

NOW-Public Fund - XXX2089

Account Summary

Date	Description	Amount
01/01/2015	Beginning Balance	\$72,492.33
	0 Debit(s) this period	\$0.00
	1 Credit(s) this period	\$24.63
01/31/2015	Ending Balance	\$72,516.96

Interest Summary

Description	Amount
Interest Earned From 01/01/2015 Through 01/31/2015	
Annual Percentage Yield Earned	0.40%
Interest Days	31
Interest Earned	\$0.00
Interest Paid This Period	\$24.63
Interest Paid Year-to-Date	\$24.63
Interest Withheld Year-to-Date	\$0.00
Minimum Balance	\$72,492.33

Deposits

Date	Description	Amount
01/31/2015	Accr Earning Pymt Added to Account	\$24.63

Daily Balances

Date	Amount	Date	Amount
01/01/2015	\$72,492.33	01/31/2015	\$72,516.96

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date	Previous year-to-date
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00



Starting Tax Year: 5514 Ending Tax Year: 5514 Starting Date: 02/01/2015 Ending Date: 02/28/2015

DATE	DEPT	CL	TICKET/SEQ.	DISTRICT NO./NAME	TAX AMT	PEN. AMT	INT. AMT	ADJ. AMT
2/02/2015	CONRAD		1050901	CONSERVATION EASEMENT	200.00	.00	.00	.00
2/05/2015	CONRAD		1060901	CONSERVATION EASEMENT	200.00	.00	.00	.00
2/27/2015	CONRAD		1070001	CONSERVATION EASEMENT	100.00	.00	.00	.00

CLASS TOTAL					500.00	.00	.00	.00
DEPT TOTAL					500.00	.00	.00	.00
FINAL TOTAL					500.00	.00	.00	.00
TOTAL ITEMS BY YEAR								
5514					3			
ALL ITEMS					3			



ROBIN COUCH CARDILLO

March 13, 2015

Clarke County Conservation Easement Authority
Fundraising and Public Relations Report
March 2015 meeting

Donor Statistics

See attached Master Report

- Beginning-of-year donations; included with Winter total; ongoing campaign

Ongoing

-Publicity

- The 2014 Wingate Mackay-Smith Land Conservation Award
 - Well-received event; *Winchester Star* article
 - Begin list of potential award recipients for 2015 award
- Presence at Clarke County Fair
 - Full page ad in fair booklet
 - Display winning photography at fair – perhaps combine with fair photo contest display?

-Spring newsletter (with tax statements)

- Profile of local property owner with easement; not a historic property or large parcel (“Everyman”)
- Update on conservation bills introduced in Virginia; Carolyn with PEC to assist
- Photo contest (increase participation)

-Photo contest

- Deadline for photos – June 15; Winners announced – July 31
- Categories: professional, amateur, student, Authority members/government employees
- Number of photos to accept from each photographer?
- Judges
- Developing oversized postcards with promo/rules; mail to mailing list and previous entries, distribute throughout county at places of business, schools, etc.
- Display winners at Clarke County Fair? Firehouse Gallery?

-Speaking opportunities

- 5 Myths about Land Conservation in Clarke County
- In process

-Other

- Farmers’ Market – starts in May, Saturdays 8:00 – Noon; participants?
- Earth Day activity? – Wednesday, April 22

61st Clarke County Fair



February 18, 2015

Dear Community Member:

The Clarke County Ruritan is proud to present the **61st Annual Clarke County Fair** on August 9-15, 2015 at the Ruritan grounds in Berryville. The fair draws over 30,000 people from Clarke and surrounding counties. It is a fun week full of great entertainment, delicious food, 4-H animals & livestock shows, and of course, carnival rides. The much-anticipated fair is a huge community event in Clarke County!

We are currently gathering advertisers for the 2015 Fair Catalog. The bound, 8 1/2" X 5 1/2" Catalog is available free-of-charge to the public in June. Over 2,000 copies are distributed around Clarke and the surrounding counties.

2015 advertisement prices are as follows:

- \$45 for 1/3 page (4.25 X 2.5 black & white)
- \$60 for 1/2 page (4.25 X 3.5 black & white)
- \$80 for full page (4.25 X 7.5 black & white)

Ads are due by March 27, 2015. We will accept them in any electronic format: pdf, jpg, Word, Publisher, or a hard copy, etc. And if you need help creating an ad, please let us know.

If you would like to send payment with your ad, please make checks payable to "Clarke County Ruritan – Fair Catalog."

Thank you for considering our request!

See you at the Fair,

Teri Gordon & Barbara Milleson
449 Laurel Wood Lane
Berryville, VA 22611
540-955-0718
tgordon12@hotmail.com

MEMORANDUM

TO: Clarke County Easement Authority
FROM: Alison Teetor
DATE: March 13, 2015
SUBJECT: Application for donation – Journeys End, David Bralove, agent
Tax Map# 26-((A))-143

David Bralove has applied to the easement authority for approval of an easement donation. The parcel is 67.3 acres located on the east side of Blue Ridge Mountain Road. In reviewing the parcel three of the four criteria have been met. The Property Resource Score is 63.63, all of the three remaining DURs would be extinguished, it over 40 acres, it is not adjacent to an existing easement. The parcel is within the Bears Den Historic District, the existing house was built in 1928 and is a contributing structure.

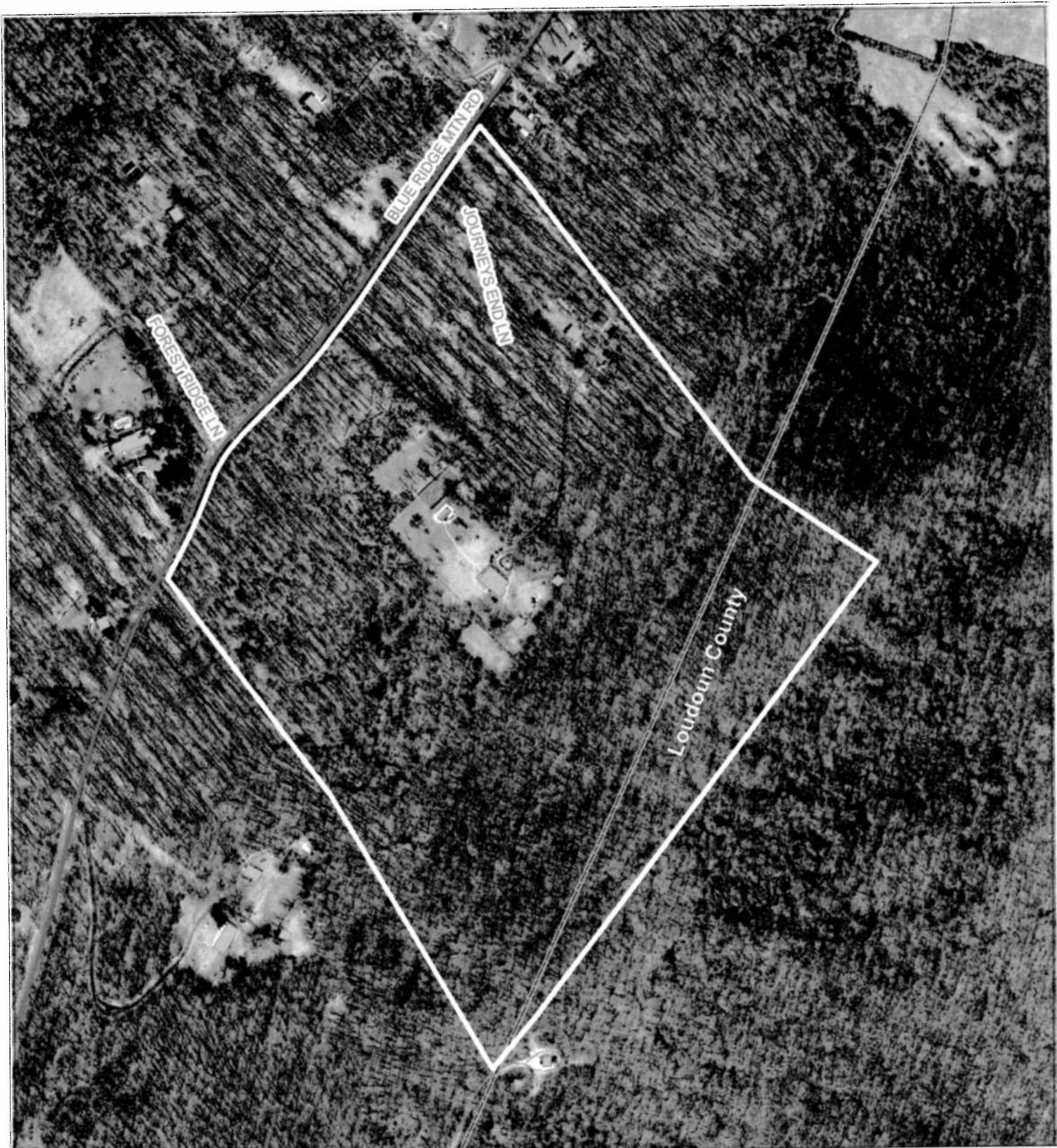
The parcel is zoned FOC and is in land use, in accord with the Commissioner of Revenue's requirements, therefore an easement donation may be considered if at least two of the following four guidelines are met:

- 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.

The property resource score was 71.71, points were given for retiring 3 DURs, having frontage on a scenic byway (Blue Ridge Mountain Rd.) and having a contributing structure in the Bear's Den Rural Historic District.

Recommendation

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



Journey's End Lane LLC
Tax Map# 26-((A))-143, 67.3 acres
4 existing houses, 3 DURs remaining



Clarke County GIS
 March 13, 2015

300 150 0 300 Feet



- | | |
|------------------------------|---------------------|
| Appalachian Trail Properties | Intermittent Stream |
| Appalachian_Trail | Perennial Stream |
| Parcel Boundary | Public Road |
| | Private Road |

Location Map

