

Meeting Minutes
Buncombe County Agricultural Advisory Board - Buncombe Soil & Water Conservation District
49 Mount Carmel Rd, Asheville, NC 28787
June 18, 2024, at 11:00 am

Ag Advisory Board Members Present: Chair Chase Hubbard, Vice-Chair Wayne Welch, Terri Wells, Kyle Guie, Mark Diaz.

Others Present: Ariel Zijp, Avni Naik, Angelica Tyler (BC Staff); Tom Adams, Mike Adams, Katie Grear, Tom Battle, Curtis Hawkins.

The meeting was called to order at 11:01am.

Public Comment: No public comment at this time.

Approval of the June 18, 2024, Meeting Agenda

- Terri Wells made a motion to approve the June 18, 2024, meeting agenda, seconded by Kyle Guie, and the motion passed on the vote.

Approval of the May 14, 2024, Meeting Minutes

- Kyle Guie made a motion to approve the May 14, 2024, meeting minutes, seconded by Mark Diaz, and the motion passed on the vote.

Board Member Reports: Ms. Wells spoke of the Conservation Donor Dinner that was held on June 13th at the Claxton Farm. The Board heard good feedback from attendees and congratulated the Staff for organizing the event.

VAD and EVAD Applications: Provided by Ms. Naik. 7 VAD renewal applications.

- Ms. Wells made a motion to approve the VAD renewal applications, seconded by Mr. Welch, and the motion passed on the vote.

Applicant	Township	Acres	Program	Determination	Appl. Date	Appl. No.
Jerry Plemmons	Sandy Mush	107	VAD	Eligible-Renewal	5/15/2024	761-Plemmons
Betty Hensley	Barnardsville	87.77	VAD	Eligible-Renewal	5/6/2024	762-Hensley
Myra Lynch	Fairview	20.46	VAD	Eligible-Renewal	5/13/2024	763-Lynch
Craig Tweed	Alexander	86.13	VAD	Eligible-Renewal	5/27/2024	764-Tweed
Maria Jacobs	Weaverville	44.79	VAD	Eligible-Renewal	6/1/2024	765-Jacobs
Thomas Cochran	Arden	119.8	VAD	Eligible-Renewal	5/2/2024	766-Cochran
Deborah Crowder	Barnardsville	28.67	VAD	Eligible-Renewal	6/10/2024	767-Crowder
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	VAD Totals		EVAD Totals			VAD/EVAD Combined Totals
Totals as of February 2024	Number of Farms	320	Number of Farms	21		341
	Total Acreage	22615.68	Total Acreage	2258.58		24874.26
New totals for March 2024 if proposed applications are approved	Number of Farms	321	Number of Farms	23		344
	Total Acreage	22740.11	Total Acreage	2414.59		25154.7

FY25 Project Proposal Discussion and Vote: Ms. Zijp presented three potential easement projects that will be presented for funding from the Open Space Bond. The proposals were presented during the last meeting, and Ms. Zijp gave an overview of the projects again. A few board members visited the properties since the last meeting and spoke on the projects. Landowners talked more in-depth about their land and their interest in placing a conservation easement. They

asked board members questions and discussed next steps from here. Landowners left after the presentation and discussion ensued.

- **Ms. Wells made a motion to enter closed session pursuant to G.S.143-318.11(a)(2)(5) to discuss easement acquisition values for the bond proposals, seconded by Mr. Welch, and the motion passed on the vote. Board members discussed the easement projects and acquisition values that would be requested from the Bond.**
- **Ms. Wells made a motion to leave closed session, seconded by Ms. Rankin, and the motion passed on the vote.**
- **Mr. Welch made a motion to approve the transaction costs for the 3 conservation easement projects, seconded by Mark Diaz, and the motion passed on the vote.**

Final easement acquisition values will be approved at a later date after obtaining a full appraisal for the three projects.

Farmland Preservation Report: Presented by Ms. Zijp.

- Easement monitoring with Equinox - finishing up
- Okoboji Farm approved as an Open Space Bond Project – June 4th
- Successful conservation dinner with a great turnout!
 - Honored 8 easements, 1 conservationist of the year and 1 legacy award
 - Over 100 Attendees
 - “Best Conservation Awards Dinner ever”
- Collecting Transaction Cost quotes and Easement Purchase estimates for the 3 potential projects
- Easement Project Updates
 - SAHC Teague Property Easement – working to exclude the disputed area.
 - Jasperwood Farm Easements – final NCDA review – hopefully closing in a few weeks
 - Splendor Valley LLC Easement – awaiting the delinquent SBA loan to be resolved
 - Tone Hollar Farm – addition of 24 acres to the parcel funding approved by BOC, starting up expansion survey
 - Soden – completing deed work & Baseline work
 - Parham/Fortner Farm – survey in process
 - Rogers Farm Trust – Starting appraisal, title and deed work, and Baseline work
 - David Rogers – ROW deed in works, title and deed work, and Baseline work
 - Scott Fisher– Starting appraisal, title and deed work, and Baseline work

Announcements & Discussions

With no further announcements or discussion, the meeting ended at 12:16 pm.