

STAFFORD COUNTY
AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
March 25, 2013

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, March 25, 2013, was called to order 7:01 p.m. by Chairman Jeff Adams in the County Administration Conference Room of the George L. Gordon, Jr., Government Center.

Members Present: Adams, Clark, Hunt, McClevey, and O'Hara

Members Absent: DeBernard

Staff Present: Baker, Harbin, and Knighting

Guests Present: Ms. Griffin

1. Call to Order

Mr. Adams stated normally he would turn the meeting over to Kathy, but he wanted to let everyone know that Mr. DeBernard was not present tonight because he father passed away last night. He stated the family was going to have a private service, no funeral home or graveside service. He asked Mrs. Baker if there was some way the Committee could send a sympathy card.

Mrs. Baker stated sure.

Mr. Adams stated the second thing he would like to do if no one had any objections was just to call for a moment of silence. He asked Mrs. Baker for the staff update.

2. Approval of Minutes – none

3. Staff Update

- PDR Application Round

Mrs. Baker stated she was going to turn it over to John because he had the latest update on applications.

Mr. Harbin stated two complete PDR application had been received. One was a resubmit, Mr. Wilson, off of Marlboro Point Road and one new application from the southern end of the county. He stated we were waiting for one from Mr. Adams.

Mr. Adams stated that was what he wanted to talk to Mr. Harbin about tomorrow.

Mr. Harbin stated that would make three applications and there is about three more weeks to submit before the due date of April 12th. Hopefully a few more applications would come in. Calls and emails have slowed down.

Mr. O'Hara asked how many people attended the public information meeting.

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Mr. Harbin stated approximately 25 or 30.

Mrs. Baker stated about the same crowd as the first one. There were quite a few calls and emails the first few weeks.

Mr. McClevey stated there were some new faces.

Mr. Adams asked if the Wilson property was the A-2 property next to Crow's Nest.

Mr. Harbin stated yes.

Mrs. Baker there was large acreage but because of all the wetlands that there are only 8 development rights. She stated they would recalculate again this time, just to verify.

Mr. Harbin stated that was all there was related to PDR information at this point.

Mr. Adams asked if there was any idea of the acreage on the southern property.

Mr. Harbin stated just over 20.

Mrs. Baker stated that was good because that might give the opportunity to...

Mr. Adams stated yes because...

Mrs. Baker stated... since we have limited funding.

Mr. Adams stated after the meeting with Ron Wisniewski, if the parcels qualify in that other branch they actually are able to go from approximately 18 to 30 lots, if we went to them for the match.

Mrs. Clark asked who was they, and if they would match our amount.

Mrs. Baker stated NRCS but that was the same as with the federal, the timing was all off because we have to close on a property by the end of the year.

Mr. Harbin stated to use the state matching funds.

Mrs. Baker stated in these early years while we don't have a lot of money, yea I know we want to leverage our money, but because of the timing issue and we are using two years' worth of PDR rounds instead of one year, that is why we have the time limit. So trying to get the Board of Supervisors to commit to paying upfront for us to go for reimbursement may be difficult. But you never know, if we have additional PDR money that comes in for the fiscal year we could reevaluate it then. At least we will know next month how the application are and how much we are talking about needing. She asked if there were any more questions on the applications.

- 2013 Virginia Land Conservation Conference

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Mrs. Baker stated as far as the Land Conservation Conference, she forgot to bring the paperwork concerning that, but it's the end of April and she sent an email to the Committee. She stated it would be held in Roanoke. Mr. Harbin would be out of town and she probably would not go to Roanoke for that. She stated she just wanted to remind everyone of that and there was a website if...

Mr. Adams stated he wanted to back up and ask a PDR question. He stated April 12th was the deadline and the next Committee meeting would be the 22nd. He asked if it would be reasonable to expect the Committee would have something to look at in May.

Mrs. Baker stated staff would probably bring the applications to the Committee at the April meeting so you can look at them and have an idea. She stated whether the assessment was complete at that point, because staff would go out and visit each property. She stated it would depend on the number received, but the listing of the applications would be brought to the Committee with the summary of total acres and the zoning. She stated the full evaluations will probably be at the May meeting.

4. New Business

- Proposed Farmers Market at Stafford Hospital

Mr. Adams stated next was new business, the proposed farmers market at Stafford Hospital. Hopefully everyone received Kathy's email that showed the layout, the rules and the application and you have had a chance to look at that. He stated he has actually been working with Vanessa. He has visited the site and the one thing he has gone over with her was where she talks about produce was a 10 by 10 and other vendors would be a 5 by 10 was a typo. He stated if you look at the color diagram...

Mr. McClevey stated she had the space between.

Mr. Adams stated right. He stated the green would be produce, so they would have four 10 by 10 tents, so they would have 20 by 20. Other people like a honey vendor or a baker would have a 10 by 20. He stated that was the only thing that he noticed and he brought it up because he has been working with her and he was used to doing farmers markets.

Mrs. Clark confirmed that 5 by 10 was not 5 by 10.

Mr. Adams said no, it would be 10 by 20 or 20 by 20. He stated if you could imagine a pull through parking spot, a produce vendor would end up with essentially 4 spots. His truck would occupy 2 and his canopies would occupy 2. A smaller vendor would park in one and have one 10 by 10 or two 10 by 10 tents behind that.

Mrs. Griffin stated that was also incorporating the parking.

Mr. Adams stated if you look at the color diagram, the black area would be where the vendor's truck would be parked and then they would be directly behind. He stated the white was one parking space and the green was two parking spaces. He stated he advised her that whenever possible to alternate the produce vendors with other vendors. Because if you have two produce vendors side by side sometimes the customers don't know who to pay.

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Mrs. Clark asked Mr. Adams, as a non-produce vendor, if he could put up his things in one parking spot.

Mr. Adams stated yes.

Mrs. Clark asked Mr. Adams if he had a tent that fit in one parking spot.

Mr. Adams stated yes, a 10 by 10.

Mrs. Baker asked if both of the other isles would be for customer parking.

Mr. Adams stated no. He stated the orange dots would block off the area.

Mrs. Baker stated none of that would be parking.

Mr. Adams stated not of that would be parking at this point. The market could evolve to where it needs that much space, but right now by putting up the cones, there would be no pedestrian traffic mixed with vehicle traffic. He stated that was just blocked off and it becomes a shopper friendly/family friendly thing. If it were to ever evolve and some farmers markets occasionally get a blue grass band it would give them an area to set up and entertain and people get to shop at the same time.

Mrs. Clark asked Ms. Griffin asked about the location of Route 1.

Ms. Griffin pointed out the location of Route 1 and the parking lot location and stated that building was not open on weekends.

Mrs. Clark stated that was not the hospital parking lot.

Mrs. Baker stated it was a medical building.

Mrs. Clark asked if that was the road that came away from the light.

Mr. Adams stated yes, it was the road that runs from Rt. 630 over to Rt. 1.

Mrs. Clark stated you could not see if from Rt. 1 but it did have good access.

Ms. Griffin stated yes and they have an electric sign that they would share with us. She stated she would be checking into banners, but had to have another meeting with them to discuss those items.

Mr. Adams stated he could not imagine there would be any VDOT issue.

Mrs. Bakers stated no, since it was existing.

Mr. Adams stated since the county has a sign ordinance, could they do a banner or a sandwich board during a market.

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Ms. Griffin stated there was a document for sign permits that would need to be filled out. She stated she has not had a chance to review it but it did not seem like a complicated process. She stated the EDA had potentially offered \$10,000 for advertising.

Mr. Adams stated most every market that he was associated with had signs just for the day of the market.

Mrs. Clark asked Ms. Griffin if she would remain market manager or if she was just in the position until she could find someone.

Ms. Griffin stated she thought she would be hand holding this project the first couple of months. She stated once it is established, she would probably have a vendor open and close it, but she would still be in charge and oversee it.

Mr. Adams stated he does that in Dale City during the winter. He was the manager but he filled out a weekly report to let Parks and Rec know who came or if there were any problems.

Mrs. Baker stated we were looking for the point of contact.

Ms. Griffin stated she would be the point of contact.

Mrs. Baker stated they would have to receive something in writing to indicate additional people, as taking on that duty.

Mrs. Clark stated on page 3, item 4, market sellers, item C. A producer may act as a market agent, sell the products for another producer with approval of the executive committee. She asked if that was like an egg co-op kind of thing.

Ms. Griffin stated yes.

Mrs. Clark asked if it was a buy and resell.

Ms. Griffin stated no.

Mrs. Clark stated it had to be a producer who was doing the selling.

Ms. Griffin stated yes.

Mrs. Clark stated she just wanted to make that clear because if the Committee approves the application, they would need to understand it was approved with that in it to discuss any other types of market application that may come in.

Ms. Griffin stated she could be more specific in the rules.

Mrs. Clark stated she just wanted to make sure it was not buy and resell.

Mr. McClevey asked if that was the agent... individuals acting as an agent.

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Mrs. Clark stated yes. She read: a producer may act as a market agent, i.e. sell the products of, for another producer with the approval of the executive committee. She stated in other words she could sell somebody else's produce if they were not going to be there that day or if a group were selling eggs together.

Mr. O'Hara stated they key was you had to be a producer. He stated he was fine with that.

Mr. McClevey stated he just assumed that meant it was an individual working for the farmer.

Ms. Griffin stated exactly or if there was some type of trade off where one would do one week and the other do the next week. She stated she was fine with that as long as the rest of the rules were being followed.

Mr. Adams stated when he looked over the rules, he knew they were Gordon Road rules that Elizabeth Borst set up and you more or less copies and pasted and changed Spotsylvania to Stafford.

Ms. Griffin stated yes and altered because she was very thorough. She stated her application was extremely thorough.

Mrs. Clark stated before the meeting Ms. Griffin had stated there was interest from a lot of vendors.

Ms. Griffin stated yes. She spoke at the vendor's conference in Fredericksburg and enough people approached her to fill the market as it stands in the application now. She stated people have been contacting her ever since. She stated she was currently working on the web site and as soon as this was approved she would be sending out applications.

Mrs. Clark asked Ms. Griffin if she was limited to 10 producers.

Ms. Griffins stated 10 to 12 was her goal. If different things that were not already being sold she would consider that.

Mr. Adams stated the meeting Vanessa referred to was a meeting he attended that was a joint meeting between the King George Farmers Market, the City of Fredericksburg Farmers Market, the Gordon Road Farmers Market and the Wednesday market at the Spotsylvania Hospital. Because there are so many vendors that in two or three of those, each market manager gave a presentation. They had some VDACS people go over some things and then they had each market manager give a five minute presentation on their market. Vanessa was allowed a few minutes to do a plug for what she was trying to do. He stated there were approximately 70 vendors there and she was able to get some contacts.

Mrs. Baker asked if that was a regular thing that they did.

Mr. Adams stated no. Usually each individual market would have a meeting and go over things.

Mrs. Clark asked Ms. Griffin is she received any push back concerning the \$150 for a brand new market.

Ms. Griffin stated no one said anything about it.

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Mrs. Clark asked Ms. Griffin if she thought people were excited because it was a Sunday market.

Ms. Griffin stated yes. She stated a lot of vendors told her they were looking for a Sunday market and others stated it was a convenient location.

Mr. Adams reviewed the fees of other farmers markets he attended and told Ms. Griffin her fees were not unreasonable.

Ms. Griffin stated she thought with the variety of people who have shown interest and if she can get the advertising money she could get some leverage out of the first couple of years to keep going and build.

Mr. Hunt asked if they were looking for a motion to approve.

Mr. Adams stated he could not vote on this because he has expressed an interest of being in the market.

Mr. Hunt made a motion to approve the farmers market application.

Mr. O'Hara asked if the Committee should approve it subject to the change to the tent sizes.

Mr. Hunt stated yes, subject to the changes in the tent sizes.

Mr. O'Hara stated he would second the motion.

Mr. Adams asked if there was any discussion.

Mr. O'Hara asked if the Committee should increase the number of authorized vendors or leave it at 12.

Mr. Hunt stated to start and see where it goes. He stated he would love Ms. Griffin to come back in 2 months and say I need to double the size of the market, but this was the first one out of the chute.

Mrs. Clark asked if Ms. Griffin would have to come back to the Committee or could it just be a function of when she gets her market up and going, if her Committee decides they want more vendors.

Mr. O'Hara stated he did not want to do anything to hold her back if it was going to be very successful.

Mr. Hunt agreed.

Mr. Adams stated in his opinion if she was real successful in July and wants to add 3 vendors she would only have to give the Committee information sheets for 3 more vendors.

Mr. Hunt stated he thought maybe Pete had a good idea. Maybe the Committee should just bounce the number up higher now.

Mrs. Baker stated that was why she was asking if it was specified anywhere in Ms. Griffin's documents that were being approved.

Mrs. Clark stated it was page 5 of 8.

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Mrs. Baker stated in the rules part.

Mr. Hunt stated he would be comfortable moving that to 20.

Mr. McClevey asked if that would be agreeable with the hospital.

Ms. Griffin stated they did not say anything about that when she met with them. She told them her plan and they were excited about the joint promotion.

Mr. Hunt stated he thought he and Pete were coming from the same place and make this simple. If we think it was going to succeed why make you come back in 2 months to revisit this.

Ms. Griffin stated she would like the option to add them.

Mr. O'Hara stated there was more than enough room at that site.

Mr. Harbin stated the only thing that would come into play with expanding the number of vendors would be the zoning permit, because that would increase parking.

Mr. Hunt, but that would not have to come back to the PDR Committee. He stated if there were no objections he would amend his motion to change the expected maximum of 20 producers.

Mr. McClevey stated he had a question. He stated you called it the North Stafford Farmers Market. He asked if it could be the Courthouse Market or Central Stafford. He said, thinking ahead if any other markets came in and they were in Boswell's Corner area or Garrisonville area. He did not want it to be an issue.

Ms. Griffin stated that was fine. She stated this was a placeholder title for her, but she was sticking with it because she likes the initials and she already bought the website.

Mr. Hunt stated he would amend his motion to have a maximum of 20 producers.

Mr. O'Hara stated he would second that a second time.

Mr. McClevey stated the Committee would approve the application, it would be up to Vanessa to determine...

Mrs. Baker stated just because her application as presented says a maximum of 12, so you all are approving with the understanding that it can go up to 20.

Ms. Griffin stated she would be working with Planning and Zoning to make sure...

Mr. McClevey stated he wanted to make sure Vanessa was comfortable with the change because it was her market.

Ms. Griffin stated that was fine. She was not going to have 20 vendors this year, but it would be nice to add a couple if she thought it was going to improve the value of the market. She asked if there were 15 vendors who end up being there, how many of those should be produce for a good mix.

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Mr. Adams stated 5 or 6. The more produce vendors you have the better it is for the shoppers, the worse it is for the vendors.

Ms. Griffin stated a lot of the interest has been non-produce as well, so that would be fine.

Mr. McClevey asked what were some of the options of suggested items.

Ms. Griffin stated bread, dairy, ice cream, chocolates, plants, dog treats, soap and herbs. She stated it feels like a really good mix. And then she had like 6 or 7 produce people already calling. She stated she did not include meat.

Mr. Adams stated to keep in mind that everybody that has approached Vanessa was at that meeting, so it is already somebody that is selling in the greater Fredericksburg area anyway.

Mrs. Clark stated at some point in time she would love to have a market that could take brand new Stafford producers.

Ms. Griffin stated this might encourage more local people.

Mrs. Clark stated we have 3 to 10 acre lots in A-1 producing nothing. She stated she thought there was plenty of opportunity for local people to do that.

Ms. Griffin stated next year she would like to implement the EBT program and she already has leads on possible grants.

Mrs. Baker asked Mr. Hunt if he officially amended his motion.

Mr. Hunt stated he officially amended it and Pete officially seconded it.

Mr. Adams stated it was time for a vote.

The motion passed 5 to 0 with Mr. Adams abstaining.

Mr. Adams stated the motion passed.

Mrs. Clark stated she just wanted to say how grateful she was that somebody like Ms. Griffin has taken the time to do this, because it has been an unbelievable amount of time and effort on your part.

Ms. Griffin stated it has been a learning experience.

Mrs. Baker asked Ms. Griffin her estimated opening date.

Ms. Griffin stated June 2nd with the majority of advertising in May.

Mr. Adams moved on to unfinished business, Garrisonville and Barrett Heights Road.

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5. Unfinished Business

- Farmers Markets
 - Farmers Market at Garrisonville Road and Barrett Heights Road

Mrs. Baker stated there was nothing to report, she had not heard anything more from Mr. Locklear. She stated he was still working on getting his renewals at the VDOT lot on Staffordboro. Because that was still governed by the State she was not sure what roll the Committee would take in that since he has been in operation at that lot since 02. She stated he only needs VDOT approval, but does a courtesy thing through the County. She stated she has not heard any more about the Garrisonville Road piece yet.

Mr. Adams asked if he called it a farmers market did he have to come through the Committee.

Mrs. Baker stated if he called it a farmers market, but he was not. Because it is the Commonwealth of Virginia property it is not necessarily subject to Stafford County rules and regulations.

Mr. McClevey stated maybe the Committee might need some sort of approved seal or emblem for the folks that have farmers markets that have been approved by the County.

Mrs. Baker stated she did not know about having a County Seal on it because it was not officially County sponsored.

Mr. McClevey stated something like a license or inspection type thing.

Mrs. Baker stated the Committee was just granting them the authority to do it.

Mr. Hunt stated he did not think it would be bad to have some type of banner or something, because hopefully you will end up with two or three of these around the County.

Mr. McClevey stated his thought was this was local grown, producer grown.

Mrs. Baker stated the Committee could come up with something, not the County.

Mr. Hunt stated yes that was what...

Mrs. Baker stated not the County unless the County was going to be fully onboard with that.

Mr. Hunt asked Mr. McClevey if he would come up with something for farmers markets.

Mr. McClevey stated he did and sent it to Kathy. It was just a county symbol and it said certified farmers market.

Mrs. Baker stated putting the county symbol on it makes it look like the county was sponsoring it and you are getting into something where...

Mrs. Clark stated the word certified does not mean sponsored by.

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Mrs. Baker stated she was talking about a county symbol...a county seal on it is showing that the county is sponsoring it.

Mr. McClevey stated he understood.

Mr. Adams suggested Ag Committee approved.

Mrs. Baker stated if the Committee wanted to create...

Mr. Adams stated if they came up with Ag Committee approved and down the road there are three or four farmers markets in the county and two or three of them have a banner that says Ag approved and one doesn't, people may ask...

Mr. Hunt stated he did not want to do anything to hurt CT Produce or White Oak, he wants that business to flourish, but he wants everybody's business to flourish. But thought it might nice to have a sign that says Ag Committee Certified.

Mrs. Clark stated in a lot of towns there was a sign similar to a VDOT sign that says weekly farmers market with the day and time.

Mr. Hunt stated that should be a point of business for the April meeting, to come up with a sign.

Mrs. Baker stated to have a permanent sign that would be up to the hospital because it is private property.

Mr. Adams stated they would move on to TMDL.

- Chesapeake Bay/Total Maximum Daily Loads

Mrs. Baker stated a draft has been completed and Amber, from our office, was working on sending the final report because the deadline is the end of this week to meet the compliance. She stated as soon as that was ready to go she would forward a copy to the Committee for review. She stated staff met with DCR and Tri-County to work out the steps of the plan. The work was cut out for staff, but at least they had a time frame in which to do it all.

Mr. Adams stated he heard every farm would be required to have a nutrient management plan and Soil and Water was not sure how they would get that accomplished.

Mrs. Baker stated our plan was not proposing that and she was not told any different.

Mr. Adams stated unless there was something else, it looks as if they had a quick meeting.

6. Next Meeting

- April 22, 2013 Regular Meeting

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7. Adjournment

Mr. O'Hara made a motion to adjourn.

Mr. Hunt seconded the motion.

The motion passed 5 to 0.

With no further business to discuss, the meeting adjourned at 7:42 p.m.