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**HOWARD COUNTY AGRICULTURAL PRESERVATION BOARD (APB)  
AND STATE AGRICULTURAL PRESERVATION ADVISORY BOARD (APAB)**

**February 28, 2022**

**Attendance:**

Board Members: Mickey Day  
Ann Jones (Vice Chair)  
Cathy Hudson  
Jamie Brown  
Abby Gibbon

Staff: James Zoller, Executive Secretary/Agricultural Coordinator (OCS)  
Joy Levy, Program Administrator, (ALPP)  
Matthew Hoover, Administrative Aide, (OCS)  
Mary Kendall, Deputy Director, (DPZ)  
Morenike Oyenusi, Senior Assistant County Solicitor

Guest: Marvin Fuentes  
Scott O'Keefe

**Action Items**

**1. Minutes from the meeting of January 24, 2022**

Not voted on.

**2. Request for Approval, Replacement of Pre-Existing Principal Dwelling, Fuentes Fire Protection LLC property, 53.9 acres (APB) ([Staff Report](#))**

Ms. Levy reviewed the Staff Report with the APB and used the maps provided in the report to show the location of the new dwelling. The farm is located at 13535 Frederick Road in West Friendship and is just under 54 acres. The property was placed in the county program on December 21, 1990. The proposal is to build a new principal dwelling in a different location than the original principal dwelling. The current principal dwelling is uninhabitable and will be demolished.

Access to the proposed new dwelling would be taken from the existing driveway. The location of the new dwelling is currently the front yard of the current principal dwelling and that area has not been farmed. The staff recommends approval of the request to replace the principal dwelling, subject to the applicant obtaining all appropriate county and state permits and approvals.

Mr. Brown motioned to approve the request and it was seconded by Ms. Hudson. All members in attendance were in favor of the motion.

**3. Request for Recommendation to County Executive, Easement Acquisition, O’Keefe property Lot 1; 29.25 acres (APB) ([Staff Report](#))**

Ms. Levy reviewed the staff report and provided some background information. She advised a lot of this would apply to the following request too. The fifty-seven-acre O’Keefe family farm was subdivided in 2021. Lot one is 29-acre parcel and lot two is 26 acres. Lot one is a small livestock farm. They have about 22 tillable acres in hay and 7 acres in pasture. There is a current Soil Conservation and Water Quality Plan on the parent parcel that is being implemented. The Soil Conservation District is working with them to create a plan for each parcel.

Ms. Levy reviewed the 2020 Price Formula Worksheet with the Board and the proposed points.

The Board went through each item of the Agricultural Preservation Board Points.

1. The suggestion was zero points. Mr. Brown motioned to give five points, because they are active within the local community by purchasing agricultural products from other area farms and Ms. Hudson seconded the motion. All members in attendance approved the addition of the five points being added into the APB points, so the motion passed.
2. The Board discussed the intent of this category and decided to modify the wording for it. Ms. Hudson motioned to have bullet point three modified to say, “The purchase of an easement will assist in the transfer to a new or next generation farmer” and it was seconded by Mr. Brown. All Board members in attendance approved the motion.

Mr. Brown motioned for the ten points suggested by the staff and it was seconded by Ms. Hudson. All board members in attendance approved the motion.

3. No vote, because no points awarded and no recommended changes.
4. The farm is located on a Howard County scenic road. Ms. Hudson motioned to approve, and it was seconded by Ms. Gibbon. All APB members in attendance approved the motion.
5. No suggestions for discretionary points.

Mr. Brown motioned to approve the recommendation for acquisition with the addition of five points to bring it to a total of eighteen point and Ms. Hudson seconded the motion. All members in attendance approved.

**4. Request for Recommendation to County Executive, Easement Acquisition, O’Keefe property Lot 2; 26.05 acres (APB) ([Staff Report](#))**

Ms. Levy reviewed the staff report with the Board and advised a lot of it is the same from the previous request and she highlighted some of the differences. It is owned by Sally and Scott O’Keefe and it is just over 26 acres. The parcel is 11 acres tillable in hay, 12 acres in pasture and 2 acres in woods. This parcel is improved with a principal dwelling.

Ms. Levy reviewed the 2020 Price Formula Worksheet and the recommended points.

The Board went through each item of the Agricultural Preservation Board Points.

1. The suggested points were zero. Mr. Brown motioned to add five points for the farm business being active within the local community and Ms. Hudson seconded the motion. All board members in attendance approved the addition.
2. Ms. Hudson motioned for the suggested ten points and it was seconded by Mr. Day. All members in attendance approved the motion.
3. No vote, because no points awarded and no recommended changes.
4. Three points were awarded because it is located on a Howard County scenic road. Ms. Hudson motioned to approve, and it was seconded by Mr. Brown. All members in attendance approved the motion.
5. No discretionary points awarded or suggested.

The acquisition request points will be increased by five to make it a total of eighteen. Mr. Brown motioned to approve the recommendation for acquisition with the added five points, and it was seconded by Ms. Hudson. All members in attendance approved the motion.

## **Discussion Items**

### **1. Continue discussion of future use of Howard Agricultural Land Preservation Funds**

A list of the funding amounts for some of the programs previously discussed was sent out to the board prior to the meeting. The program funding that has been presented to the board are for new initiatives and some are an increase in funding for existing programs.

The board wants to know how the outside agencies submit their budget requests. They want a report on how the current funds are spent, what was spent during the last fiscal year, what is being spent for the current fiscal year and their funding requests for FY23. They also want to see how much other outside funding the agencies that use agricultural preservation funds receive.

Some of the ideas they discussed was having someone oversee the funding that is being used and make sure it is going towards agriculture, such as an ombudsman. Another idea was to have a flow chart, website or a contact where they can go to when they have questions. The Board can send additional ideas to Mr. Zoller and he will put them together and send them out to the APB.

### **2. Program Updates**

They settled on the JRNL property and there are two more properties they anticipate will go to settlement soon.

They are currently working with some property owners who are interested in MALPF.

In HOCO by Design they are including components to keep agriculture viable in the County.

## **Public Testimony**

No public testimony

## **Meeting Adjourned**

Mr. Brown motioned for adjournment and Ms. Hudson seconded it. All board members approved. The meeting adjourned at 8:51 PM.