

Richland Township Preservation Board Meeting Minutes

April 11, 2018

Submitted by Rich Sadler

Members Present

In attendance were Kathy Fedorocsko, Rich Sadler, and Joe Geib. Staff member present was Rich Brittingham. Heritage represented by Laura Baird

A. Minutes

January's minutes approved as corrected

B. **Financial Report: NO CHANGE**; On December 31, 2017 we had \$510,902.94 in our fund. According to our township treasurer, Chuck, we paid \$284,312.60 debt service on the bond in 2017, \$390 in agent fees, & \$4550.00 for purchases & expenses, totaling 289,252.50 in expenditures for the year. The 0.1% income tax earmarked for preservation brought in \$361,780.29 in 2017. Since historically we receive more funds for the tax than we pay in debt service & expenses, we will pay off the bond before the end of the year. Assuming we receive the same tax income at a constant rate in 2018, & that debt service will be the same as in 2017, the bond will be paid off approximately at the end of October 2018; the referendum passed so we will continue receiving our 0.1% of the EIT until June 2023 with no future debt service since there is no bond. Again, assuming the income from the tax & non-easement expenses remain the same thru 2023, we will have approximately \$2,211,439.00 to spend on preservation thru June 2023. The Hermann & Bonk properties are not included in these calculations.

C. Property Reports, Active:

1. **Walter & Martha Herrmann, 36-039-037, 76 acres on Rich Hill Rd, 65 acres in easement.** The BOS passed a resolution to purchase the Easement. However, the County will not accept our Natural Areas application; they said there's no money left in the Natural Areas fund. Rich Harvey said that he could do a "bargain sale" price on Herrmann for us to help us supplement the half we thought the county would fund. That is \$1500/acre for 63 acres. Laura has gone before Heritage's board to ask for funding from the Calvin Ruth memorial fund. Here is the math:

Total funds needed:	\$661,500 (\$10,500 x 63 acres)
Richland's half	330,750
Shortfall from not getting Natural areas funding	330,750
Less County bargain sale:	-94,500
Less Calvin Ruth	<u>-150,000</u>
Need left:	86,250

At our last meeting, we "had" \$145,000 left after funding Bonk and Herrman. We would need an additional 86,250 to complete this deal for the Herrmanns, so we should be able to swing it. Rich B, Kathy & Laura Baird will resubmit the easement to the BOS with the revised funding. Heritage will monitor & defend the easement for \$7500

2. **South Mine Road, 36-05-26, Lichtenstein, Donated property; NO CHANGE.** The property has title problems and has a lien against it; it would cost the township \$3000-\$5000 to obtain a quiet title. The Preservation Board wrote a letter to the BOS in support of getting the title straightened out; the last correspondence with Paul Stepanoff, had him email us that he felt that the Preservation Board's idea of paying to clear the title with our available funding would be acceptable with the supervisors visions for the township. We will pursue this next year

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after we determine our costs associated with the Herrmann property. Kathy will write a letter outlining this to Mrs. Lichtenstein.

3. Delores Bonk, Meadow Rd., 36-29-78, 119 acres. Mrs Bonk agreed to preserve her land through an easement purchased primarily through the County Ag program at \$9000/Acre. Rich B, Kathy & Laura Baird will submit the easement to the BOS at the same meeting as the Hermann submission.

4. Horse Farm on Raub road, 36-29-47 & 36-29-50-1 is applying for inclusion in our Ag Security district. Rich B will set up an Ag Security board meeting in the spring. Kathy & Rich S posted the required notices on 12/28

D. Property Reports: Pending Contact / Action:

- 1. Swartley, Trumbauersville Road, 81 acres; NO CHANGE;** Kathy & Laura met with Mr. Swartley & gave him an Ag Security application. Laura will attempt to recontact him.
- 2. Zavitsanos; NO CHANGE;** We'll try again for preservation after determining what funding we have available.

E Maintenance policy on Township owned preserved properties: 1/3 of The Romano tract was mowed this winter by Mr. Drennan

B. Baseline Monitoring: NO CHANGE; Landis & Burkey properties were monitored by Heritage & Neil; no problems on Landis, Burkey had some dumping. Neil reported problems with the Lisbon tract. 27, 29, & 31 Essex Court are encroaching on Lisbon. There is trash scattered, bushes cleared & 4-wheeler tracks, The County has been notified & hopefully will go after the offending parties.

Since Sept, Thompson, Milner, Wukovitz, Berger, Coby and Mann were monitored by Taylor and Neil. We need contact address for Mr. Berger. Coby needs to move a manure pile to a 22 x 27 pad, which will be followed up with. Monitoring is now complete for this cycle. The next cycle will begin in 2019.

Motion to Adjourn- Joe motioned, Kathy seconded, unanimous approval.

Next Meeting: Wednesday, May 9, 2018 7:00 PM