

Richland Township Preservation Board Meeting Minutes

December 12, 2017

Submitted by Rich Sadler

Members Present

In attendance were Kathy Fedorocsko, Neil Erkert, Rich Sadler, Joe Geib and Dale Henninger. Staff member present was Rich Brittingham.

A. Minutes

November's minutes approved as written.

Rich motioned, Neil seconded, unanimous approval.

B. Financial Report: On November 6, 2017 we had \$746,960.27 in our fund. Our township treasurer, Chuck, projected that we will have \$223,662.9 available on 12/31/17 after purchasing an Easement on Herrmann of \$260,000 & paying \$284,312.60 debt service on the bond. We currently project an increased payment of \$343,500 + additional costs instead of the \$260,000 originally estimated. The bond will be paid off at the end of 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.

A. Property Reports, Active:

1. **Walter & Martha Herrmann, 36-039-037, 76 acres on Rich Hill Rd, 65 acres in easement.** Laura Baird submitted our application to the County Natural Areas Program on 27 Oct 2017. We are using the \$10,500/acre appraisal value, as it is the average of the Scanzillo and the updated Indian Valley appraisals. Therefore, our total costs have changed and should be \$343,500 + survey costs + settlement costs. The Hermanns have accepted the offer. The easement purchase is contingent on the County paying half the cost from the (expired) Natural Areas program. We hope to hear by late December/early January from the County to see if they are accepting our Natural Areas application.

Heritage will monitor & defend the easement for a one-time payment of \$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 after we determine our costs associated with the Herrmann property. Kathy will write a letter outlining this to Mrs Lichtenstein.
3. **Horse Farm on Raub road, 36-29-47 & 36-29-50-1** is applying for inclusion in our Ag Security district. Kathy & Rich S will post the required notices on 12/28

B. Property Reports: Pending Contact / Action:

1. **Delores Bonk, Meadow Rd., 36-29-78, 119 acres.** The property can be preserved under the County Ag program since the property is ranked #6 on County Ag's list. The Ag appraisal came in at \$8500/Acre. Tom Stoneback is presently farming it. Laura Baird spoke with Rich Harvey, who runs the program, and he said that it is acceptable for us to do a second appraisal on the property. Mr. Solan, Mrs. Bonk representative, has sent

1/24/2018

a letter approved getting a 2nd appraisal. . The property must also reapply for Ag Security since it was withdrawn.

2. **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 in December.
3. **Zavitsanos; NO CHANGE;** We'll try again for preservation after determining what funding we have available.
4. **The (formerly) Wukovitz property, 11 acres, has been sold.** The County has approved a 2 acre home lot, owners are waiting for approval form Richland.

C. **Maintenance policy on Township owned preserved properties:** we hope to mow it this winter: Rich B will ask Me. Drennan to mow it. The recommendation is to cut 1/3 of the acreage every year. Winter or early spring is the best time for cutting.

D. **Baseline Monitoring:** 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. There are 6 more properties to be monitored. 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- Kathy motioned, Joe seconded, unanimous approval.

Next Meeting: Reorganization, Wednesday, January 9, 2018 7:00 PM