

Richland Township Preservation Board Meeting Minutes

February 8, 2023

Submitted by Kathleen Fedorocsko

Members Present:

In attendance were Kathy Fedorocsko and Dale Henninger. Staff member present was Rich Brittingham.

- A. **Minutes:** January's minutes were approved as written. Dale motioned, Kathy seconded, unanimous approval.
- B. **Financial Report:** As of February 2023, our fund balance stands at \$1,251,680.88. The balance includes the fee paid by the farmer for farming open space. Assuming the income from the tax & non-easement expenses remain the same thru 2023, we have had about \$1,500,000 to spend on preservation thru June 2023.

C. Property Reports, Active:

1. **Corn (36-39-79) 55.6 acres on 150 Hickory Lane:** We are still working with Heritage towards settlement. Items remaining are subordination of the mortgage from QNB, which is now complete, the survey to be done by Cowan, Todd Myers has scheduled this to be done in mid-March, and to see if the resolution needs to be updated. We are looking at the end of April 2023 for settlement.
2. **Sames (36-29-32,88,94) 61 acres on Church Rd:** Mr. Sames had spoken with Kathy in November and he is waiting to see what happens in general. His property has been submitted again into the 2023 Farmland rankings which should be posted by the end of March. We will revisit the property after the ranking is released.

C. Property Reports: Pending Contact / Action:

1. **Matz (36-39-36) 17.5 acres on 255 Rich Hill Road:** Matt Babbitt from Heritage & Rich S walked Mrs. Matz's property: it scored 57. Kathy feels it is worth protecting since it contains part of the heron rookery. Heritage may be interested in preserving it with us; it would require a phase I environmental survey. Kathy had interest from the Game Commission in preserving it. They want to purchase the 12 acres and allow public access and Mrs. Matz did not like the idea.
2. **Gerhart (36-39-35) 41.4 acres on 12 Muskrat Road:** Kathy called Dale and Tina Gerhart and explained the program. They already received our information. She will follow up and see if they were interested in preserving their 41 acres.

D. Old Business

1. **Central School: One-room schoolhouse at 402 Station Rd.:** Kathy met with Township Staff in September and the idea of the roof replacement was scrapped and the decision was made to remove the damaged ceiling and take it from there. Staff would like to keep the current roof, which roofer Ray Clinton said had up to 10 years of life left. Fisher reinstalled the tarp on the roof as it had blown off, for no additional fee. Gilmore has done the structural review and we will get the report in March.
2. **Referendum 2023:** Kathy reported that Kris Kern said Heritage could contribute \$2,500 towards items needed for the referendum. We need to get the latest list of registered voters to begin the process of seeing how many pamphlets we will mail. We also need the HOA list from the developments so we can ask for permission to post information sheets at the mailboxes. Kathy will rework the pamphlet and information sheet to be hung at the group mailboxes from the last referendum.

3/9/2023

3. **Open Space from Reserve at Woodside Creek 1:** 114 acres off of Richlandtown Pike and California Road gained from the transfer of development rights. Kathy, Rich S, Marlin Corn and Heritage's Jim Drennan walked the property and we liked it. Matt from Heritage has presented plans for trails and parking. After discussion by township staff early 2023, the disposition of this property will be decided. Heritage would like to manage it and oversee trail placement as well as conduct programs there.

E. New Business

1. **List of Working Properties:** Kathy has updated the list of properties we are working on and she and Rich S. will attempt to contact property owners by phone if they have already received information now that the Development Area has been reduced. This list will be given to the township manager for better communication.
2. **Communication with other boards:** Kathy would like to make sure the other boards are aware of what we are working on. She will request the email addresses of the chairs of the Planning Commission, Park and Rec and Trails Committees.
3. **Communication with the Planning Commission:** Comments to the PC on Area 4; the supervisors decided that Area 4 on Paletown and Old Beth Pike may be a good fit for future development. Our research shows that the Morgan Creek area as well as the whole area is extremely sensitive habitat with several PNDI hits, and the township should try to protect this area since it is so important to the species of concern that inhabit it. We would like to send a list of comments to the PC to show that the density should not be increased as any changes will affect the habitat.

Motion to Adjourn: Dale motioned, Kathy seconded, unanimous approval.

Next Meeting: Wednesday, March 8, 2023, at 7:00 PM