

Richland Township Preservation Board Meeting Minutes

January 10, 2018

Submitted by Rich Sadler

Members Present

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

A. Minutes

December's minutes approved as corrected.

Kathy motioned, Joe seconded, unanimous approval.

B. Reorganization

Office	Candidate	Nominated by	Seconded by	Vote tally
President	Kathy Fedorocsko	Joe	Dale	Unanimous
Vice President	Dale Henninger	Rich S	Joe	Unanimous
Secretary	Rich Sadler	Kathy	Dale	Unanimous

B. Financial Report: 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 property is not included in these calculations

A. Property Reports, Active:

1. **Walter & Martha Herrmann, 36-039-037, 76 acres on Rich Hill Rd, 65 acres in easement.** The County will meet on Jan.16 to decide if they are accepting our Natural Areas application. Rich B will present a request for a resolution to purchase the 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.

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

4/12/2018

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. Rich B will set up an Ag Security board meeting in the spring. Kathy & Rich S posted 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 1st Ag appraisal came in at \$8500/Acre, 2nd appraisal (from Indian Valley) at \$10,000/Acre. Laura Baird spoke with Rich Harvey, who runs the program, and he will recommend to the County Ag board to purchase the easement for \$9000/Acre. Mrs. Bonk & Mr. Solan, her representative, are consulting an attorney. 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. We hope they will cut it when the snow melts.

- 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.
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, Dale seconded, unanimous approval.

Next Meeting: Wednesday, March 14, 2018 7:00 PM