

**Richland Township Preservation Board Meeting Minutes**  
**September 13, 2017**  
**Submitted by Rich Sadler**

**Members Present**

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

**A. Minutes**

August's minutes approved as written.

**B. Financial Report:** On September 12, 2017 we had \$702,356.04 in our fund. Our township treasurer, Chuck, projected that we will have \$213,587.70 available on 12/31/17 after purchasing an Easement on Herrmann of \$260,000 & paying \$284,312.60 debt service on the bond. 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.

**A. Property Reports, Active:**

**1. Walter & Martha Herrmann, 36-039-037, 76 acres on Richhill Rd, 65 acres in easement;**

We had hoped to preserve the property thru the County Natural Areas Program requiring a 50% match from us; however, the Natural Areas program has expired & its excess funds have been frozen by the county. Laura Baird & Dave Johnson will look for other sources of funding

The 1<sup>st</sup> appraisal from Indian Valley came in at \$8000/acre, \$520,000 for the entire property. Scanzillo did a 2<sup>nd</sup> appraisal at \$10,500/acre. Since much time elapsed between the 1<sup>st</sup> & 2<sup>nd</sup> appraisals, Indian Valley re-appraised it, also at \$10,500/acre.

**2. South Mine Road, 36-05-26, 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; however, Township manager Paul Stepanoff wants the property owner, Mrs. Lichtenstein, to obtain the clean title. The matter is still under discussion with the BOS. The Appalachian Mountain Club wants to use the property as a trailhead for the Highlands Trail; they would need permission from the adjacent property owner to allow parking on his lot.

**3. Raymond & Linda Psulkowski are adding their property, 12 acres, 36-29-46-1 to Ag Security; their hearing is October 9<sup>th</sup>.**

**B. Property Reports: Pending Contact / Action:**

**1. Delores Bonk, Meadow Rd., 36-29-78, 109 acres;** Mrs. Bonk's real estate consultant has decided to apply for Ag Security again. Rich Harvey will keep their County Ag application open. 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.

**2. Swartley, Trumbauersville Road, 81 Acres; NO CHANGE.** Kathy & Laura met with Mr. Swartley & gave him an Ag Security application

**3. Zavitsanos; NO CHANGE;** We'll try again for preservation.

**4. Khindri;** Heritage's Sign Dedication on August 28 went off without a hitch.

12/14/2017

- C. **Maintenance policy on Township owned preserved properties:** NO CHANGE; The ground was too wet to mow in April- we hope to mow it this winter. The recommendation is to cut 1/3 of the acreage every year. Winter or early spring is the best time for cutting. The Township will have to do the 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 will go after the offending parties. There are 6 more properties to be monitored.

**Motion to Adjourn- Kathy motioned, Neil seconded, unanimous approval.**  
**Next Meeting: Wednesday, November 8, 7:00 PM**