

Richland Township Preservation Board Meeting Minutes
September 11, 2019
Submitted by Rich Sadler

Members Present

In attendance were Kathy Fedorocsko, Dale Henninger, Joe Geib and Rich Sadler. Staff member present was Rich Brittingham. Heritage rep Laura Baird. Guests; Breck Deen, Deena Deen, Kathy Doyle, & Supervisor Tim Ritter,

A. Minutes

July's minutes were approved as reported. Joe motioned, Dale seconded, unanimous approval.

B. Financial Report: As of September 10, 2019, our fund balance stands at \$288,415.16. Assuming the income from the tax & non-easement expenses remain the same thru 2023, we will have approximately \$1,800,000 to spend on preservation thru June 2023.

B. Property Reports, Active:

1. **Clymer (36-45-27) 225 Axe Handle Road, 55 acres:** We are moving ahead. The first appraisal from Indian Valley came in at \$10,500 per acre. Scanzillo appraised the property at \$10,000/acre.
2. **Shelmire (36-45-28-001 and 003) 95 Axe Handle Road, 50 acres:** In February, we received an application. These properties are adjacent to Clymer. We have walked this property; we'll see how it ranks with our current applications. Kathy will contact Larry Shelmire. We will also have him apply to the County Ag program and we will see if there is other funding available. Mr. Shelmire is scheduled to have his Ag Security application reviewed at the October 12 meeting.
3. **South Mine Road (36-05-26) Lichtenstein, Donated property:** We're giving up.

C. Property Reports: Pending Contact / Action:

1. **New properties; NO CHANGE;** No answers from any of these property owners contacted in January; Swartley, Zavitsanos, Sames, and Schrach. Laura will contact Dr Zavitsanos and Mr. Sames again. We would like to have a ranking of applications by June, so we can decide which projects we will pursue.
2. **Krickory 36-39-40** 15 acres on Paletown Road. Mr. Krickory offered to donate most of his property in exchange for a sewer connection so he can develop a small part of the lot. Since his property isn't in the 537 plan, we can't do this. Kathy sent him information on donating his property. Mr. Krickory has a developer looking at which portion of his parcel has the best perk ability.

D. Old Business

1. **Baseline Monitoring:** All properties have been walked & Dan prepared his report. Mr. Landgreen asked about taking down dead ash trees on his property.

Left from last year's monitoring problems: 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

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been notified & hopefully will go after the offending parties. Coby needs to move a manure pile to a 22 x 27 pad, which will be followed up with.

2. **Preserved Property Signs**- 10 new signs will be going up in the next few weeks
3. **Village signs- NO CHANGE**: Kathy got samples & estimates for 4 village signs, \$220 each for two sided signs. We chose the blue on white background sample. We can go to the supervisors to see if they will give approval.
4. **Finances - tracking for the future** - Our finances will sometime in the future be tracked by project as we requested- it hasn't happened yet. Rich B said Paul informed him that the township employees' time would be tracked but not deducted from our EIT funds for preservation. However, the consulting costs of Heritage will now be deducted from our funds. It is possible that consulting services can't use these funds.
5. **Finalize map for Boucher and James** - completed.
6. **Freeze on Taxes for County Ag preserved lands**- NO CHANGE; Kathy had been discussing this concept with Kris Kern of Heritage. The process is still unclear, and it will take some research on our part. We like the idea as an incentive, but Joe and Dale expressed concerns with the effects of taxes being frozen in perpetuity. Solebury and Palisades have done this. Mgr. Paul Stepanoff is anxious for us to move forward with this and told Rich B there could be a budget from the township for Heritage to work on this for us. We are tabling the subject until we can discuss it in more detail

E. Open Discussion

1. **WB homes Phase 1**, Paletown & Rocky Ridge roads. Breck & Deena Deen presented their objections, based on the presence of Indian artifacts & 3 Indian campsites by a stream in the development area. They would like to have an archeological dig or have the site preserved. Heritage's Jeff Marshall may consult on the historical nature of the site. Kathy & Joe will write a letter in support of looking at the site. The Deens also stated that there may be cadmium contamination of the site from dumping by Quakertown Borough in 1995.
2. **Hallmark homes**; In order to facilitate approval of their desired zoning change on property on Reservoir Rd., Hallmark is attempting to buy easements on the Clymer & Shelmire properties so they can transfer the development rights. Our committee objects to being out of the loop on Hallmark's shenanigans as we were already trying to preserve these properties and now the landowners are confused.

Next Meeting: Wednesday, November 13, 2019 7:00 PM