

Open Space Advisory Committee

Meeting Minutes

Tuesday, August 28, 2018 – 5pm

- Jody Reinbold, Chair (Term expiring 12/31/19)
- ~~Katie Weidner (Term expiring 12/31/20)~~
- Jeff Goldberg (Term expiring 12/31/21)
- Don Cook, and EAC Member (Term expiring 12/31/18)
- Sara Shick, and West Vincent Planning Commission (Term expiring 12/31/18)
- ~~Bernie Couris, Board of Supervisor Liaison (non-voting)~~
- Dave Weber, West Vincent Sustainability Liaison (non-voting)
- Erica Batdorf, West Vincent Township Manager (non-voting)

Guests: Glen Hill, Harriet Stone, Pam Brown (F&PCCT), Donna Delany, Brian Curry

Meeting Called to Order at 5:02pm

Motion to Approve Minutes from our Tuesday, June 26, 2018 meeting (No meeting held in July 2018) with changes (added comma and spelling of Harriet's name) by Sara Shick, seconded by Don Cook, unanimously all in favor

Accounting of Present Open Space funds prepared by Erica Batdorf, Township Manager: As of August 28, 2018, the Open space checking account had a balance of \$933,104.83 and the maintenance fund account balance of \$656,939.60. Recently, two expenditures were made: purchase of 72 acres of Bryn Coed for \$964,686.50 on 7/26/18 and a contribution to West Vincent Land Trust for 2018 of \$5,000 on 8/20/18. The outstanding open commitments are the demolition of the cow palace of \$656,686.50 (which is equal to the maintenance fund account balance as a not to exceed placeholder) and the debt payment of \$508,197.30 due in December 2018.

Jody Reinbold asked about the contribution to West Vincent Land Trust (WVLT) for 2018 of \$5,000. It seems as since approx. 1998 when WVLT was formed, a yearly contribution has been made to them by the townships general fund ranging from \$10k to \$5k. This contribution is to reimburse WVLT for the transaction costs associated with an appraisal fee for a township resident (and township parcel) who is considering an easement during that current year. Erica Batdorf explained that for the last ~ 20 years, these funds were budgeted by the township to be paid out of the general fund and even though it was budgeted again in 2018 in the general fund, the BOS decided to pay it out of the Open space funds. The OSAC believes that this amount should have been paid from where it was budgeted and that if a change was to be made, the OSAC should have been consulted prior to the payment.

Jody Reinbold acknowledged the receipt of a letter of resignation for the OSAC from Katie Weidner. Sara Shick made a **motion** to accept the letter of resignation from Katie Weidner, with regrets. Seconded by Jeff Goldberg and unanimously in favor. We thank Katie for her service to our committee and will send a thank you note. The township retains a list of applicants and Erica Batdorf will notify the BOS so they can appoint a new voting member for the remaining term ending 12/31/20.

Bryn Coed closing was on 7/26/18. No trespassing signs have been posted. The township is working with Natural Lands (NL) to link up 2 conservation trails that will be open to pedestrian and horses (no motorized vehicles). The township expects a soft opening in the late fall for these trails, which will finish a loop trail. They acknowledge that since the cow palace will not be demolished by then, they might need to pay (out of the general fund) for a fence to surround the unstable buildings.

Status of Cow Palace Demo – The township will be pulling NPIS permits and a request for bids should go out in the late fall. **Motion** by Sara Shick that it is still the OSAC recommendation that the open space funds be reimbursed from the

general fund or sewer funds for the costs of the demolition of the cow palace. Seconded by Don Cook, Jeff Goldberg abstained, Jody Reinbold voted yay. Therefore motion passed.

Jody Reinbold asked Erica Batdorf if additional funds will be reserved to increase the maintenance fund account balance as tax monies are paid. Erica Batdorf confirmed that no new funds are being reserved in the open maintenance fund account.

The township received an updated WORKING DRAFT of the Township preserved map. Jody Reinbold requested that a large copy be printed for review again.

New Business:

Jody Reinbold mentioned that when reviewing the draft township preserved map, many township owned parcels were missed because they are NOT conserved. Jody suggested that we should consider conserving these parcels. Sara Shick made a **motion** to ask the township to provide a list of township owned land that are currently NOT protected by a conservation easement, for the purpose of evaluating these parcels for possible conservation easements. Motion was seconded by Jeff Goldberg, unanimously all in favor.

Jody Reinbold and Jeff Goldberg discussed the walk through of East Pikeland Township owned parcel in West Vincent Township located behind Kimberbrae. East Pikeland Township would like to place a conservation easement on this parcel and allow for passive recreation which would include a perimeter trail. As well as, to allow farming to continue. Since the land is owed East Pikeland Township they can do what they want, but both Jeff and Jody acknowledged that it was nice to be asked and included on the site visit.

Mr. Glen Hill of 1692 Hollow Road presented his TDR worksheet that was prepared by his engineer on 3/16/18 and approved by the township. Mr. Hill wants to remain on list of interested parties and would like to sell 10 TDR's and retain 3 of his rights and he is open to a multi-year deal. Sara Shick made a **motion** to request that the BOS obtain a TDR appraisal of the Glen Hill property located at 1692 Hollow Road, parcel #25-4-102 & #25-4-127 for their interest in selling 10 TDR's and retaining 3 rights of their 13 TDR's in accordance with the TDR worksheet updated on 3/16/18 and accepted by the township on 4/9/18. Don Cook seconded this motion, Jeff Goldberg abstained, Jody Reinbold voted yay. Therefore motion passed.

Erica Batdorf told us that she is working on the 2019 Township Budget and all committees have a budget. So she asked if the OSAC wants funds to use in the budget. After discussion, the OSAC suggested \$5k. These funds could cover the cost of copies, mailings, TDR worksheets, TDR appraisals to name just a few.

The Review of Criteria sheet was tabled to a future meeting.

The Status of Current Ranking of Interested parcels will be deferred to an executive session.

Erica Batdorf explained, based on her discussions with the township solicitor, committees and the BOS can have executive sessions to discuss Real Estate.

Public Comment:

Mr. Brian Curry rebutted the township solicitor's opinion of executive sessions for the OSAC.

*Meet adjourned at 6:30pm **motion** by Sara Shick, seconded by Don Cook, unanimously in favor.*

Next Meeting: September 25, 2018 at 5pm

2018 Meetings: October 23, 2018: November 27, 2018: December 2018 TBD