

Open Space Advisory Committee

Meeting Minutes

Tuesday, February 27, 2018

- Jody Reinbold, Chair and secretary (Term expiring 12/31/19)
- Katie Weidner (Term expiring 12/21/20)
- Jeff Goldberg (Term expiring 12/31/21)
- ~~Don Cook, and EAC Member (Term expiring 12/31/18)~~
- VACANT, and Planning Commission Member (Term expiring 12/31/22)
- Bernie Couris, West Vincent Board of Supervisor Liaison (non-voting)
- Dave Weber, West Vincent Sustainability Liaison (non-voting)
- Erica Batdorf, West Vincent Township Manager (non-voting)

Audience: Brain Curry, Pam Brown of FPCCT, Sara Shick of WV Planning Commission, Barb Dunn Mueller, Donna Delany, Rich McDonald

Meeting Called to Order at 5:01pm

Approval of Minutes from our Tuesday, January 23, 2018 – Motion Jeff Goldberg, seconded Katie Weidner, unanimous

The Planning Commission member position, a voting member of WV OSAC is still vacant. The BOS would like to amend the current ordinance (NO. 99-1999 which was last amended in 2017) Section 1: C. section 1.3 Vacancies. Currently the Planning Commission Member and the Environmental Advisory Council member's term will continue on the WV OSAC even if they are no longer a member of the fore mentioned committees. The BOS would like to change this so that the committee member only retain their position on the WV OSAC only UNTIL they are no longer a member of said committees.

Jody Reinbold will continue acting as Secretary of the WV OSAC, with Erica Batdorf, WV Township Manager helping to ensure completeness and accuracy.

Erica Batdorf, WV Township Manager presented the Accounting of Present Open Space funds. As of 2/27/18, the Open Space fund balance is \$2,108,064 (which includes a reserve for maintenance which is equal to 25% of the fund balance). The outstanding commitments for Bryn Coed are estimated at \$1,602,804.27. Which leaves a remaining fund balance of \$505,223.73 which could be used toward the purchase of additional TDR's and / or the 2018 Bond payment of \$566,995. Note that we expect an estimated \$666,000 of income to this fund for the remaining 2018 year.

Old Business:

WV Township was able to create a preserved parcel map of the township, based on Chester County information. This map will be reviewed by this committee as well as FPCCT for completeness and accuracy. Note that Bryn Coed is not designated preserved as of the first draft of this map, since that paperwork and has not been finalized with Chester County. Once this map is accurate, the WV OSAC can examine it for possible un-preserved large parcels.

Recently the grant funding for Bryn Coed has been changed but the bottom line remains the same. But because of these changes, the closing date has been pushed back to later in March 2018.

The sale of sewers by township and potential income of \$4 million currently has a scheduled closing of 3/28/18. Erica Batdorf has express to the WV BOS our request for these funds to be used to reimburse open space funds that are to be used for the Demo of the Cow Palace. In addition, West Vincent Land Trust wrote a letter to the WV BOS requesting

that they consider using these funds for Demo of the Cow Palace at Bryn Coed and / or to reimburse the Open Space fund balance if Open Space monies are used.

Erica Batdorf, Township Manager, has contacted the property owner on Hollow Road property that is working with FPCCT to get a copy of their TDR worksheet. Their worksheet was prepared in 2014 but since then, they have sold land to a neighbor and created a 2 property subdivision. Erica will contact Cedarville to get an estimated price from them to prepare an updated TDR worksheet since they are still interested in preserving their parcel with a combination of TDR purchase and conservation easement.

The developer of the St Matthews property (52.38 acre) is still interested in selling 15 TDR's and would like to retain 4 lots for a subdivision. Pam Brown (FPCCT), Erica Batdorf (WV Township Manager) and Jody Reinbold (Chair of WV OSCA) had a meeting in February 2018 to discuss how to proceed in discussion with this land owner. Unfortunately, the WV BOS does not want to enter into negotiations with this developer until the Bryn Coed deal is finalized.

The OSAC will select a date for a working session to discuss the status of Current Ranking of Interested parcels as well as our criteria sheet.

New Business:

We would like to reschedule our scheduled March 27, 2018 meeting to Monday, March 26, 2018 at 5pm. Erica Batdorf will handle this notification process.

Meeting adjourned 5:36pm