

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD
REORGANIZATION MEETING – MINUTES
JANUARY 6TH, 2010**

1. CALL TO ORDER

Chair Lee Pressler called the meeting to order at 7:02 p.m. Other members present were Bob Eberhart, Brooks Way, Ben Pisoni, Dennis Thomson, Jerry Brown and Andy Merritt. Staff present was Karen Brown, Manager and Amy Smith, Minute Recorder. No Audience present.

2. PLEDGE OF ALLEGIANCE

3. ORGANIZATION OF THE OPEN SPACE PRESERVATION BOARD

a. Appointment of Chairman

● ***MOTION: Mr. Thomson moved to appoint Mr. Hoover as the Chair; Mr. Eberhart seconded; Vote 7-0-0; Motion Carried.***

b. Appointment of Vice-Chair

● ***MOTION: Mr. Way moved to appoint Mr. Brown as Vice-Chair; Mr. Thomson seconded; Vote 7-0-0; Motion Carried.***

Mr. Hoover was not present. Mr. Brown requested Mr. Pressler continue chairing the meeting.

4. MINUTES

● ***MOTION: Mr. Thomson moved to approve the minutes of December 16th, 2009; Mr. Pisoni seconded; Vote 7-0-0; Motion Carried.***

5. RECORDING SECRETARY

● ***MOTION: Mr. Thomson moved to appoint Ms. Smith the recording secretary for the Open Space Preservation Program; Mr. Merritt seconded; Vote 7-0-0; Motion Carried.***

6. MEETING SCHEDULE

● ***MOTION: Mr. Brown moved to approve the meeting dates of the first and fourth Wednesday of each month; Mr. Thomson seconded; Vote 7-0-0; Motion Carried.***

7. FEE-IN-LIEU

Mr. Merritt provided a chart that Mr. Stevenson had put together regarding the fee-in-lieu amount that is proposed for the draft RVZD Ordinance. Mr. Merritt explained the Board of Supervisors is looking to get a recommendation from the OSPB as to what the number should be. Mr. Merritt explained the figures were based on the Wildlife Corridor appraisal. Mr. Pisoni explained the four options that are available to the developer under the RVZD Ordinance. Mr. Stevenson has suggested a number that ranges between \$2,700.00 -

\$3,200.00 or up to \$3,600.00 per acre. These monies will go into the OSPP fund to be used for purchasing permanent easements or leases or maintain property the Township owns. Mr. Pressler stated it does not seem fair that the Township is going to pay \$5,000 an acre for the Wildlife Corridor but the Township is only going to charge the developer \$3,000 an acre for higher density. There was discussion a fair price and what that potential amount could purchase. Mr. Pressler stated he thought the Township was leaving the developer off too lightly. Mr. Way explained a bonified appraiser would have to come in and appraise the property so it would not necessarily appraise that high. There was discussion on the Wildlife Corridor appraisal. Mr. Way stated he would like to see the BOS get the people that appraised the Jim Rider property, Joe Hartle property and the Sid Gates property and see what they appraised at and see where the inflation has gone since they were appraised. Mr. Eberhart provided figures from the County program that lists various appraisals dating back to 2004. Ms. Smith made copies of the information Mr. Eberhart provided for the OSPB to review and recommend comments at the next meeting. Mr. Merritt stated this number will have to balance in that it is not too high and it is not too low. There was discussion on appraisals closer to the Township. Mr. Eberhart explained the Planning Commission, with the proposed Ordinance, was trying to obtain neutral density. There was discussion on the figure that Mr. Stevenson provided being quite a bit below the figures provided by the County. Mr. Pisoni questioned whether the OSPB wanted to match the County figures by using the previous years figure. Mr. Merritt averaged the value among the figures provided by the County that amount approximately to \$3,400.00.

• **MOTION: Mr. Way moved to recommend the figure of \$3,500 an acre; Mr. Thomson seconded; Vote 6-1-0; Messrs. Way, yea; Brown, yea; Merritt, yea; Eberhart, yea; Thomson, yea; Pisoni, yea; Mr. Pressler, nay; No abstentions; Motion Carried.**

8. HAGG PROPERTY

Mr. Franson provided a memo that determined the Hagg property contained 11.02 acres and did qualify for the OSPP. Ms. Yurchak will need to review the right-of-way issue with this property. Mr. Pressler will complete the land rating for this property

9. RT VENTURES - WALKOVER

The Board chose January 16th at 10:00 a.m. to complete the walkover. Ms. Smith will send a letter to Mr. Berkobin. There was discussion on why there needed to be a second walkover of this property. Mr. Eberhart, Mr. Brown, Mr. Pisoni, Mr. Pressler, Mr. Thomson and Mr. Merritt are all available for the walkover.

10. THOMSON CONSERVATION LEASE AGREEMENT AMENDMENTS

Mr. Thomson stated he would leave the meeting if the Board would be more comfortable to discuss these amendments. Mr. Thomson discussed tax increases with the consolidation of this property. Mr. Thomson explained because of the scale of the size of the parcel there are potential financial ramifications. The Board reviewed the memo provided by Ms. Yurchak regarding these amendments. Mr. Thomson discussed a farm he and his wife previously owned in Wisconsin. Mr. Thomson stated he and his wife have concerns that if the school, township or county taxes increase significantly, they would like to have some protection and be able to terminate the lease. Mr. Thomson stated as the lease is presently written the Township has the only out. Mr. Pressler stated he can understand the concern about the taxes but has some questions regarding the adjacent or adjoining property changing usage. Mr. Thomson explained that someone could put in an airstrip or a school and that compromises their values as to why they are in the program. Mr. Brown stated he felt this property was already protected by adjoining properties that are already in the program. Mr. Pisoni stated he has concerns that it may appear there is favoritism

toward a board member. Mr. Thomson stated there has not been a property to this scale that has entered the program and he has to reclude himself from any decisions on this request. There was discussion on the Clean & Green program. There was discussion on inheritance tax. The Board requested clarification from the solicitor regarding her memo. There was discussion on freezing school taxes. Mr. Pisoni requested the Board review these amendments and discuss this at the next meeting.

11. OTHER BUSINESS

Mr. Ebehart requested the BOS start working on the evaluation process for the 5 year review since the Ordinance has been approved and passed.

12. CITIZEN'S COMMENTS

There were no citizen's comments.

13. ADJOURMENT

The meeting was adjourned at 8:35 p.m.

- ***MOTION: Mr. Merritt moved to adjourn the meeting at 8:35 p.m.; Mr. Brown seconded; Vote 7-0-0; Motion Carried.***