

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD
REGULAR MEETING-MINUTES
SEPTEMBER 4, 2019**

1. CALL TO ORDER

Chair Lorin Nauman called the meeting to order at 7:01 pm. Other members present were James Smith, Patti Hartle, Joe Tylka and Ron Hoover (arrived at 7:07 pm). Staff present was Susan Steele, Amy Smith, OSPB Administrator, Jeff Stover, Township Solicitor and Rebekah Laird, Recording Secretary. No audience was present.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- ***MOTION: Ms. Hartle moved to approve the meeting minutes of July 3rd, 2019 as submitted; Mr. Smith seconded; Vote 4-0-0; Motion carried.***

4. REVIEW OF OSPB ORDINANCE PROVIDED BY TOWNSHIP SOLICITOR

Mr. Stover stated that changes made since last meeting were to Section 163-15 as follows:

163-15 A(1)- addition of phrase “from all sources”, referring to the direct financial cost

163-15 A(1)(a)-removal of specified amount per acre and reference was added to Section 163-9

163-15 A(1)(b)- clarified that language meant the Board of Supervisors could set a spending threshold from time to time

163-15 B(1)(a)- added price differences for tillable vs. non-tillable land but would need a number to officially put in the language.

Ms. Smith stated that from the Western PA Conservancy she received a range of possible pricing from \$700- \$1000 for non-tillable land. Mr. Tylka stated what it came down to was if the OSPB was comfortable recommending a set number into the ordinance. Ms. Smith suggested using the \$1000 amount and adding in that it was not to exceed. Mr. Tylka stated that he agreed since the property would have to be appraised for anyway for justification of amount being paid for land and the appraisal price would be what was actually paid. Mr. Nauman further stated that if a landowner would see in the contract that \$1000 is the limit then if the non-tillable would be appraised higher, they would already know that \$1000 would be the maximum regardless.

- ***MOTION: Mr. Tylka moved to add language in Section 163-15 B(1)(a) to put cap of \$1000 per acre for non-tillable land; Mr. Smith seconded; Vote 5-0-0; Motion carried.***
- ***MOTION: Mr. Nauman moved to forward all ordinance recommendations as drafted by the Township Solicitor to the Planning Commission for review; Mr. Tylka seconded; Vote 5-0-0; Motion carried.***

5. REVIEW OF APPLICATIONS 2019-35 & 2019-36 FOR JOANNE FISHER

Ms. Smith showed on a map where properties were located in conjunction with other preserved properties. Mr. Tylka inquired if there was anything on the property that might make the properties ineligible to which Ms. Smith stated that there was not.

- ***MOTION: Mr. Hoover made a motion to accept Application 2019-35 and Application 2019-36 to begin consideration of inclusion into the OSPP; Mr. Tylka seconded; Vote 5-0-0; Motion carried.***

6. SET DATE AND TIMES FOR INSPECTIONS

The properties listed are currently due for inspection:

D. Michael Barr- Municipal Lane
Steve Warner- Orchard Road
Craig Sechler- Marengo Road
Sandra Podgurski- Fye Road
Joanne Fisher- Halfmoon Valley Road
Joanne Fisher- behind Brodzina & Piper property

Mr. Nauman asked if Saturday, September 14th beginning at approximately 8:00am worked for some of the board members and that he would not be available. Mr. Tylka stated that he would be available for these inspections on this date. Board members suggested possibly September 21st would be a better date. Ms. Smith stated that she would not be available but she did not have to be present for the board members to complete the inspections. Ms. Hartle stated she was available during the week if that worked better. Ms. Smith asked if it would be easier to send out a doodle with multiple dates to see what might work better or if other board members would be available to which the board members agreed.

7. OTHER BUSINESS

Mr. Stover stated that he had discovered that in the current lease agreement that there was inconsistency in which CPI list is being referred to for adjustment of lease payments. Mr. Stover provided some drafted language that would reference only one of the lists going forward. The OSPB discussed implications of changing the CPI to just one list and how to approach current leaseholders about the proposed change to procure their agreement in making the change. The OSPB also discussed which CPI list would be best to use in the agreement to which it was stated that there is not much difference in relation to this area so no one is better than the other and it was decided upon to use the Consumer Price Index for Northeast Urban consumers to stay consistent with what has been used in the past. There was discussion on whether it should be noted whether the first quarter is being used or if it is annual. Mr. Stover stated that he would draft new language to reflect this decision for the board's review at the next meeting.

8. CITIZEN'S COMMENTS

There were no citizen's comments.

9. ADJOURNMENT

The meeting was adjourned at 7:58pm.

- ***MOTION: Mr. Tylka moved to adjourn the meeting at 7:58pm; Ms. Hartle seconded; Vote 5-0-0; Motion carried.***