

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD
MEETING-MINUTES
NOVEMBER 14, 2018**

1. CALL TO ORDER

Chair Lorin Nauman called the meeting to order at 7:04pm. Other members present were Joe Tylka, Danelle Del Corso, Ron Hoover and Christine Bracken-Piper (arrived at 7:06 p.m.). Staff present was Amy Smith, OSPB Administrator and Rebekah Laird, Recording Secretary. No audience was present.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- ***MOTION: Mr. Hoover moved to approve the meeting minutes of January 3rd, 2018 as submitted; Mr. Tylka seconded; Vote 4-0-0; Motion carried.***

4. REVIEW 5 YEAR REVIEW COMMITTEE RECOMMENDATIONS & BOS RECOMMENDATIONS

Mr. Nauman asked what the board was expected to do at this meeting to move forward. Ms. Smith stated that the board was to review the 5-year review committee's recommendations and comments and the BOS. Ms. Smith further explained that the idea was they were to have four meetings to discuss this and make their suggestions and the 5th meeting would be a joint meeting with the BOS so they can make those suggestions in one large motion. Ms. Del Corso stated that the board did not have to stick to those five meetings, if they need more than that is okay as well, the five meetings was just a guideline to get them started. Mr. Nauman asked how these work sessions should look. Ms. Del Corso stated that there needed to be a discussion about what could be done for the future of the programming as there has not been much interest in the program recently so the 5-year recommendations were not pursued and thought if they took it to referendum again if the money could be used differently. Ms. Smith confirmed there were not many applicants to come forward and the last interest was shown approximately 2 years ago. Mr. Tylka stated that he could see where the BOS was coming from with no interest and asking where to go from here. Mr. Tylka suggested a review of the program to maybe offer some more long-term options as part of the program. Mr. Tylka stated that after the success of the partnering with the county for the Thompson property, despite the complication, that maybe it could be duplicated with other properties. Mr. Tylka further stated that after hearing the representative from Clearwater talk about preserving some of the forest land maybe that could also be a future option so both farmland and forest could both be preserved. Mr. Tylka suggested that if the board could learn enough about the programs maybe there was a potential to expand to conserve more property. Ms. Del Corso stated that it sounded like there needed to be a decision as to whether this is a specific open space program or a Ag land preservation board. Mr. Hoover stated that primarily it is the first but it is to preserve land. Ms. Del Corso stated that part of the proposal could be to look at opening and expanding what could be preserved if they could partner with other programs.

Mr. Nauman asked if they had contacted any landowners about buying out the leases to just purchase the development rights. Ms. Smith said that she had a least three that are not interested because they depend on the annual lease payments to pay their taxes. Mr. Nauman stated that maybe something to look into was that they could take the buyout over multiple years instead of just one lump sum to entice more to consider it. There was a brief discussion on funding and payments over time for lease and purchase payments. Mr. Tylka asked if the board felt it was worth the time to investigate the viability of exploring adding those two programs before moving forward with recommendations on one more push to landowners. Ms. Del Corso stated it would be a good idea to wait at least to contact landowners until the other programs were researched first. There was a brief discussion about having representatives attend the next meeting, if possible, to talk more about their programs. Ms. Smith stated that she would reach out to them to see if they would be able to meet at the December meeting.

Mr. Tylka stated that they could also run some scenarios in the forecast model for assumed amounts to see if using those options might be a possibility financially. There was a brief discussion about what to run through the financial model and to also run scenarios to account for any landowners who might still ask for an advance on their lease. Mr. Nauman stated that after they had made a decision about adding programs in as options then they could send letters out to see if there was any interest within the landowners in the program and then other landowners as well in the township. There was a brief discussion about discussing millage last after the other options had been explored first to get a direction on how the board would want to proceed with a recommendation.

5. WORK PLAN FOR NOVEMBER 2018- MARCH 2019

Ms. Del Corso asked if Ms. Smith would give an overview of the tentative work plan for the next several meetings. Ms. Smith stated that the meeting goal for tonight was accomplished and that was to make a plan and discuss the recommendations from the five-year review board. Ms. Del Corso stated that from the discussion thus far it seemed the next meeting would be to talk with the other possible programs they would like to partner with to preserve land. Ms. Smith agreed and stated that January was to look at re-ranking the properties in the program to look for high quality land. There was a brief discussion about current land rating system and questioned why they would need to rank properties again if they were already ranked. It was then stated that it was to rank the properties only by special merits or characteristics of property and to take out points from acreage. The board agreed that it would be good to look at the properties from this perspective, especially with possible new options to partner for land preservation. Ms. Smith then stated that February would be the final review of any recommendations moving forward before they would hold a joint meeting with the Board of Supervisors in March to present these possible recommendations to the program. Ms. Del Corso stated that there was no rush to have this done by March, this is only a tentative plan and if more time is needed the OSPB can take more time.

6. OTHER BUSINESS

There was no other business.

7. CITIZEN'S COMMENTS

There were no citizen's comments.

8. ADJOURNMENT

The meeting was adjourned at 8:39pm.

- ***MOTION: Mr. Hoover moved to adjourn the meeting at 8:39pm; Mr. Tylka seconded; Vote 5-0-0; Motion carried.***