

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD  
REGULAR MEETING-MINUTES  
NOVEMBER 6, 2019**

**1. CALL TO ORDER**

Chair Lorin Nauman called the meeting to order at 7:01pm. Other members present were Christine Bracken-Piper, Patti Hartle, Reed Moyer, Joe Tylka and Ron Hoover. Staff present was Susan Steele, Amy Smith, OSPB Administrator, and Rebekah Laird, Recording Secretary. Audience present was Ted Wagner

**2. PLEDGE OF ALLEGIANCE**

**3. MINUTES**

Ms. Bracken- Piper noted the date for the motion to approve the meeting minutes was incorrect and should read July 10<sup>th</sup>, 2019 not September 4<sup>th</sup>, 2019.

- ***MOTION: Mr. Hoover moved to approve the meeting minutes of September 4<sup>th</sup>, 2019 with the correction in the motion in the meeting minutes to approve the minutes from the previous meeting to reflect the correct date as submitted; Ms. Hartle seconded; Vote 6-0-0; Motion carried.***

**4. ADDENDUM TO LEASE REGARDING CPI LANGUAGE PROVIDED BY TOWNSHIP SOLICITOR**

Mr. Nauman asked the OSPB review the clarified CPI language drafted by the Township Solicitor as discussed at previous meeting. Once reviewed, Mr. Nauman asked if all the leaseholders would receive a copy of this changed language. Ms. Smith answered that yes, they would all receive a copy to sign that they have received and agree to the revised addendum. There was brief discussion as to what would occur if a leaseholder refused to sign their approval of the revised language to which staff said they could not make a leaseholder sign it but would consult Mr. Stover (not in attendance) regarding steps for that possibility if it were to happen. Mr. Moyer suggested when the leaseholders receive the revised language, they have a cover letter attached that clearly explains the language is only for clarification purposes and does not affect the amount of their current lease payments to which the board agreed.

- ***MOTION: Mr. Moyer moved to approve the revised CPI language and to forward it to the Board of Supervisors for their approval with the recommendation that a cover letter be drafted to clearly explain to the leaseholders that the revised language is meant for clarification; Mr. Tylka seconded; Vote 6-0-0; Motion carried.***

**5. LAND RATING FOR APPLICATIONS 2019-35 & 2019-36 FOR JOANNE FISHER**

**Application 2019-35**

OSBP board reviewed land rating for the applied property of Ms. Fisher. The parcel, as per the deed, contains 160 acres and covers land on both sides of S.R. 550. Ms. Fisher

(not in attendance) is possibly interested in a permanent easement. The points awarded for the land rating are as follows

- 11.80 for the acreage amount
- 1 for the parcel adjoining another parcel currently preserved by OSPP
- 2 for the parcel adjoining an arterial street.
- 2 for the parcel having more than 25% of surface area farmed in previous 5 years
- 2 merit points for the parcel having forest, class I & II soils and an observed sinkhole

The total points awarded to the proposed property was 18.80 points.

#### **Application 2019-36**

OSBP board reviewed land rating for the applied property of Ms. Fisher. The parcel, as per the deed, contains 40 acres and covers land on both sides of S.R. 550. Ms. Fisher (not in attendance) is possibly interested in a permanent easement. The points awarded for the land rating are as follows

- 3.12 for the acreage amount
- 1 for the parcel adjoining another parcel currently preserved by OSPP
- A point was subtracted for the parcel containing more than 25% of land that was steep slopes
- 0.5 merit points for the parcel having forest

The total points awarded to the proposed property was 3.62 points.

Ms. Smith stated that she would speak with Ms. Fisher about the next steps she would like to take, as she is interested in putting permanent easements on the properties.

There was brief discussion about having land parcels in the program with low ratings and if there should be a minimum score to be considered for the program. Ms. Steele suggested that if they would like to revisit how land ratings impact decisions to accept properties into the program in the future that perhaps that be put on their work plan for next year when they have their January re-organization meeting.

#### **6. OTHER BUSINESS**

The OSPB discussed that at next meeting they would review Mr. Tylka's financial model in regards to the applied properties and then also to discuss possible items to put on the work plan for next year.

#### **7. CITIZEN'S COMMENTS**

There were no citizen's comments.

#### **8. ADJOURNMENT**

The meeting was adjourned at 7:51 pm.

- ***MOTION: Mr. Moyer moved to adjourn the meeting at 7:51pm; Mr. Tylka seconded; Vote 6-0-0; Motion carried.***