

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD  
REGULAR MEETING-MINUTES  
OCTOBER 7, 2020**

**1. CALL TO ORDER**

Chair Lorin Nauman (present at Community Center) called the meeting to order at 7:04pm. Other members present were Christine Bracken-Piper (present by Zoom), Patti Hartle (present at Community Center), Reed Moyer (present by Zoom) and Ron Hoover (present by Zoom) (left at 8:25p). Staff present was Denise Gembusia (present at Community Center), Township Manager, Amy Smith, OSPB Administrator (present by Zoom), and Rebekah Laird (present by Zoom), Recording Secretary.

**2. PLEDGE OF ALLEGIANCE**

**3. OPENING ANNOUNCEMENTS**

Mr. Nauman announced that there would be a community movie night at the Municipal Park on October 17, 2020 with games and activities starting at 5:00p and movie set to begin at 7:15 p.m. Movie shown will be The Nightmare Before Christmas.

**4. CITIZEN'S COMMENTS**

There were no citizen's comments.

**5. APPROVAL OF MINUTES**

Mr. Moyer commented that in section 5 of the minutes that line where Mr. Nauman suggested Ms. Fisher's property be given top priority for permanent easement that be revised to state that there be an effort made to be sure her property was rated and that the phrase "to which the OSPB agreed" be taken out as there was no formal agreement.

- ***MOTION: Mr. Moyer moved to approve the meeting minutes of September 2, 2020 with approved correction; Ms. Hartle seconded; Vote 5-0-0; Motion carried.***

**6. PERMANENT PURCHASE OPTIONS AND DETERMINATIONS**

***Example Permanent Purchase Ratings & Permanent Purchase Land Rating Scale***

There was brief discussion on the chart Ms. Smith provided showing the rating scale using the permanent purchase scoring criteria and the 99-year lease ratings. Ms. Gembusia commented that several of the properties received the same score using the ratings that staff could determine without more information. Ms. Gembusia stated that we would not know if the property owner would be willing to allow public use or know what the public benefit would be or what the properties would be appraised at so staff was unable to provide a score for those items. Mr. Moyer stated that the board should discuss and more objectively

define what public benefit would encompass to make that rating reflect a 0-10 scale rather than just a 5 or 10. Ms. Smith answered that that was the reason the question was not currently scored because there was not a concrete definition. Ms. Hartle stated that defining public benefit would assist in bringing more differentiation in the land rating for permanent easement. Mr. Moyer stated it might be best to develop a list of specific examples of public benefit that the board could review when looking at this piece of the rating that could also include if there is public access to the preserved open space. There was a discussion on some possible examples of what could be defined as public benefit. Ms. Gembusia stated that there is a need to find out what interest there would be in permanent easement. There was discussion on what the best next steps would be to move forward to find interest in permanent easement and to make plans to work on creating an objective definition/list to define public benefit. Mr. Hoover suggested drafting and sending a letter to all landowners in the property to give a brief history of the program, when option for permanent easement process was included and to ask that they respond within 30 days if they would be interested in being considered for a permanent purchase.

- ***MOTION: Mr. Moyer moved to send out a letter requesting interest for permanent easement to all current landowners in the OSPP with reply requested within 30 days; Ms. Hartle seconded; Vote 5-0-0; Motion carried.***

## **7. INSPECTION SCHEDULES FOR OCTOBER**

The following board members are scheduled to attend the inspections:

**October 10, 2020-** Christine Bracken-Piper, Patti Hartle and Lorin Nauman

**October 17, 2020-** Christine Bracken-Piper, Reed Moyer and Lorin Nauman

## **8. EVALUATION OF OPEN SPACE PROGRAM, INCLUDING OBJECTIVES AND EFFECTIVENESS**

### ***Long Range Planning Chart***

Ms. Gembusia requested the board consider the following questions as homework for the next board meeting where the answers can be discussed:

1. What were the original goals of the program when it started?
2. Have those goals been met? If not what goal(s) can still be achieved that have not?
3. What does the Township's financial position look like if we continue to offer advances and new leases? What does the same financial position look like if we offer permanent easements to property owners wish to transition into a permanent easement?
4. Is this program, specifically, the mechanism in which we would like to preserve open space in the future? If so, what implications are there if nobody wants to enter the program moving forward? If not, what other options for open space preservation could the Township utilize?

Mr. Moyer requested that Ms. Gembusia list some possible examples of options to look at for other methods of preserving land to which Ms. Gembusia stated she

would send some ideas and examples to them. Mr. Nauman also suggested that an outline be provided of the land preserved already in the township and the means through which the land was preserved or remains open. There was brief discussion on different ways land has been preserved in township, the amount of land that is open currently and where they might see the highest threat of development that would come into the township.

#### 9. OTHER BUSINESS

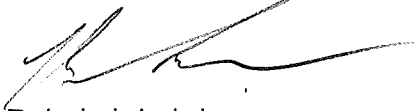
Ms. Gembusia asked the board that if any of them had an interest or knew anyone that had an interest in volunteering for the family movie night occurring on October 17, 2020 to contact her.

#### 10. ADJOURNMENT

The meeting was adjourned at 8:47pm.

- ***MOTION: Ms. Hartle moved to adjourn the meeting at 8:47pm; Mr. Moyer seconded; Vote 4-0-0; Motion carried.***

Respectfully Submitted,



Rebekah Laird  
OSPB Recording Secretary