

Richland Township Preservation Board Meeting Minutes

July 13, 2022

Submitted by Rich Sadler

Members Present

In attendance were Kathy Fedorocsko, Dale Henninger and Rich Sadler. Staff member present was Rich Brittingham & Supervisor Kathy Doyle

A. **Minutes:** June's minutes were approved as written. Dale motioned, Kathy seconded, unanimous approval.

B. **Financial Report:** As of March 9, 2022, our fund balance stands at \$1,085,004.33. Assuming the income from the tax & non-easement expenses remain the same thru 2023, we will have approximately \$1,500,000 to spend on preservation thru June 2023. We received Stoneback's rental fees for farming preserved land, \$1650.

C. Property Reports, Active:

1. **Maderson (36-045-011) 23.75 acres, 210 Axe Handle Rd: *No Change.*** With the help of Heritage, we applied for DCNR funding in April and on December 30, 2021, we received word that we would receive the funding, which would pay for 50% of the cost: DCNR pays 90,000, Richland & Heritage each pay \$4,000/acre. Richland will also pay a one time \$15,000 payment for stewardship.
2. **Corn (36-39-79) 55.6 acres on 150 Hickory Lane: *No Change.*** The property was appraised at \$6500/acre. With the help of Heritage, we applied for DCNR funding in April and on December 30, 2021, we received word that we would receive the funding, which would pay for 50% of the cost. DCNR pays \$170,000, Richland & Heritage each pay \$3250/acre. Richland will also pay a one time \$15,000 payment for stewardship.

For both Maderson and Corn, Rich B, Chris Kern & Linc are working on the easement language. After that, we are waiting on the grant agreement and agreement of sale. A "review appraisal" and survey need to be done, then closing occurs. Heritage Conservancy will pay half of these "soft costs", NTE \$17,000. The DCNR is the 3rd party on the easement. We estimate settlement by the end of 2022

3. **Sames (36-29-32,88,94) 61 acres on Church Rd: *No Change.*** The County Farmland application was submitted by Laura Bower in December. the property was admitted to Richland's ASA at the Feb 14, 2022 supervisor's meeting. The County ranked the property 14th, & didn't want to take the 15 landlocked acres. We want to use Township funds to preserve the property, but are unsure of Mr. Sames' intentions as he has not submitted an application for preservation yet

D. Property Reports: Pending Contact / Action:

1. **New properties: NO CHANGE;** Kathy sent letters and applications to Zavitsanos, Malasics and Schemitsch. No responses yet. Kathy is compiling a list of other properties to send letters to.

8/17/2022

E. Old Business

- 1. Property Monitoring by Heritage:** All properties have been walked for 2021 and we have addressed our concerns, where applicable, by letter. John Keller's "no motorized vehicles" signs have been installed.
- 2. Historic Taylor Home:** Richland now has a lease with LVHN for \$1/year and is now responsible for the building. There has been another break in. Kathy Doyle plans at the August BOS meeting to have the BOS terminate the lease with 60 days notice & then approve LVHN's demolition permit. The Preservation Board is strongly opposed to this. We want to meet with Stacey Hogan of LVHN to see if they would sell it thru a local realtor if Richland could approve a 2 acre subdivision around the house
- 3. Central School- one room schoolhouse 402 Station Rd. :** Kathy got quotes from Fisher for replacing the roof; \$21,200 for a 50 year roof, \$19,100 for a 30 year, & \$17,800 for a 25 year. She also got an estimate of \$55,000 to repair the brickwork. Heritage offered to pay half the cost of replacing the roof, not to exceed \$15,000; We will also look into grants from Neusch and see if there is any other funding available for repairs and maintenance. Mike Schwartz from Gilmore & Associates may be able to help finding grants. We are hoping the Township will give us some funds for the repair of this Township owned historic schoolhouse. Kathy has obtained painting supplies & will organize volunteers to strip & paint the exterior woodwork. We also want to put a sign with a brief history of the schoolhouse in front.
- 4. Open Space map:** Rich B will talk to Mike Schwartz about darkening the parcel lines & making the font smaller for the development names, as well as removing the double legend entries.
- 5. Open Space from Reserve at Woodside Creek - 100 acres off of Richlandtown Pike and California Road.** Kathy, Rich S, Marlon Corn & Heritage's Jim Drennin walked the property & we liked it. Heritage will go before the supervisors to discuss their plans.
- 6. Open Space from Reserve at Woodside Creek-** 42 acres adjacent to the development. Heritage Conservancy requests to have this donated to them so they could manage the sensitive habitat there. It is being discussed by staff but is on hold until the open space is dedicated to the township.

F. New business

- Village Signs; The Preservation Board wanted to put historic signs in 4 of the Township's historic villages. Now that we have a quote for a sign for Central School, Kathy had the previous quote for a two-sided sign updated & will present the concept to the BOS soon.
- Lisbon Tract education center: Shannon Friedbaugh (Heritage) walked the tract with Quakertown teachers in June.
- Referendum 2023; We are considering whether we should push for another referendum to extend the 0.1% earned income tax beyond 2023. for 5 years

Motion to Adjourn: Kathy motioned, Rich S seconded, unanimous approval.

Next Meeting: Wednesday, August 10, 2022 at 7:00 PM

8/17/2022