

**East Pikeland Township
Open Space Committee**

**Meeting Minutes
October 16, 2018**

Meeting called to order at 7:02

Present: Rusty Strauss, Stock Illoway, John Schott, Lori Beck, Betsy Burns, & Martin Sheehan

Absent: Kersten Appler

Guests: Jonathan Gayl

Minutes from the September meeting were approved with no changes.

Michelle reported that the open space fund is \$5.173M.

New Business

1. Sewer Maps

- Michelle shared the Township sewer map with the committee. She also put a copy on drop box. The committee discussed their interest in talking with the township's sewer representative to find out our options for trail easements and limitations on certain properties.
- Michelle will reach out to the sewer rep to set up a meeting

2. Next meeting

- The status of the November meeting is still undecided. It is tentatively cancelled unless there is news on Pikeland Glen, East Pikeland Elementary School, or if another important topic comes up.

Old Business

1. Park and Recreation/Open Space Joint Meeting Review

- Members that attended reported that the meeting was productive and a good way to keep dialogue going between the committees.
- Trail connections were discussed, including the Schuylkill River Trail, French Creek Trail, and Kimberton Loop.
 - John reported that he asked Kim to reach out to Phoenixville to see if we can get a temporary trail through the Moose Lodge property to connect Crossover Blvd with the Schuylkill River Trail. Al and Andrew from the Park and Recreation Committee know and will approach the property owner. The committee asked Rusty to bring it up at the next regional meeting too.
- Potential park land properties were also discussed including Brimful Farm, Wagner, Pikeland Glen (Crouse), Graham, Ridge Rd., and East Pikeland Elementary
 - Park and Recreation will make a list of uses for significant properties
- Committee members asked to cancel the monthly committee meetings when the two committees meet jointly.

2. Brief Property Updates:

- Pikeland Glen
 - Michelle reported that we have received an appraisal and the Township's appraiser is looking at it and will provide feedback. Michelle will continue to inform the committee if there are any updates.
- East Pikeland
 - Jacob is completing the appraisal and should be done in the next few weeks

- The Township won't receive the School Board's appraisal on the property until they are past the environmental testing phase on the new land.
 - Kolb
 - No update. Still waiting to hear from property owners about whether they would like to move forward.
 - Committee members requested to have another presentation on bonds. Michelle will look into who presented in the past and ask them to come to an upcoming meeting.
 - Wagner
 - Rusty talked with Thom Toole. He is still pursuing an appraisal that would meet our standards.
 - Graham
 - The weather is slowing the process of taking the corn out, but hopefully another walk will be scheduled in early November to see the property without the corn in. Michelle will inform the committee when a date has been set.
 - Park and recreation will discuss uses at their next meeting.
 - The committee would like the conservation easement to be as general as possible so as to not limit future uses. Stock suggested language like 5% impervious coverage etc.
 - Rusty recommended that the Park and Recreation committee discuss what they would like to do with the property and then make a presentation to the Board of Supervisors for feedback about what they want to see in order to get as much community support as possible and to keep the Board informed.
 - Michelle also reported that the township is pursuing a new lease agreement with the current lessee and will be increasing rent. The average for this area is \$140/acre.
 - Stock suggested that we raise the rent gradually over time to market level.
 - Davis
 - No updates
 - Steimer
 - No updates
 - Dixon
 - Rusty talked with Michael Dixon to reiterate the Township's interest. Rusty will re-send the appraisal to Michael and will reiterate that the property will remain open space if purchased by the township and that it is potentially an essential piece of land for the Kimberton Loop trail.
 - Michelle will upload appraisal to Dropbox
 - Harpoon Louie's
 - No update
 - Waterworld
 - No update
 - Brimful Farm
 - Michelle shared a letter that she sent to the HOA president summarizing the Township's right to the open space. Haven't heard anything back from them.
3. Database Updates
- Kolb and Wagner
 - Members discussed a more efficient way of completing the database updates. Michelle will use drop box to start the forms and then committee members will fill in the blanks. She will send them the property sheet from the database so they know what questions are being asked.
 - Ensuring that Dropbox remains current was also discussed. Michelle will work to upload documents that haven't been added.
 - After all of the properties on the interest list are completed, members would like to update completed properties for historic data.

4. Volunteer Appreciation Dinner 12/6 @ 6pm

- Michelle reminded committee members about the upcoming volunteer appreciation dinner. Invitations will follow.

Public Comment

- Stock reported that Ron Graham would like to set up a meeting about Open Space Fund options
- Stock shared that Jonathan did some research about using the Cromby building for vertical/hydroponic farm. Stock has contacts that may be interested and will follow up with them.
- Stock has no update on the available bridge yet.
- Rusty reminded the committee that it is time to compile a summary of the committee's activities from the past year in order to present them to the Board in January.

Adjourned at 8:06pm.