

Approved Minutes of Meeting
West Pikeland Township Open Space Advisory Subcommittee
March 12, 2009

A regular meeting of the West Pikeland Township Open Space Advisory Subcommittee was convened on March 12, 2009, at the Township Building at 1645 Art School Road in Chester Springs, Pa.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Ted Gacomis, Chairman. Other Subcommittee Members in attendance were Jim Rowan, Teresa Wood, Curt Grogan, Ann Orth, Bob Haskell, Sean O'Neill, and Darin Groff. Also present was Jack Stefferud, of Natural Lands Trust.

REVIEW OF MINUTES

Ted Gacomis asked for comment on, or approval of, the draft minutes of the meeting of February 9, 2009. Subject to certain corrections, noted with the respect to the Executive Notes Addendum, on motion made by Jim Rowan, seconded by Teresa Wood, the committee members unanimously resolved to approve the minutes of the February 9, 2009 meeting.

PERSONS WISHING TO BE HEARD

No members of the public were present to be heard. Ted Gacomis announced that French and Pickering Creek Trust representatives will be arriving later in the meeting.

GENERAL ACTIVITY AND ADMINISTRATIVE UPDATE

Ted Gacomis informed the committee of the availability of the free property records search tool available on the Chester County website at chesco.pin. A link to the Recorder of Deeds Office appears at the County site. A user can then enter the ICRIS public records search by enrolling and choosing a password. One may search deeds, miscellaneous easements and other covenants, and subdivision plans.

Ted Gacomis updated the committee about the meeting attended by him and Teresa Wood at the township will Michael Wolf of Boenning and Scattergood. The Township has made an application to borrow two million dollars; one million for open space funding and one million for road improvements. The feeling was that with this and the open space funds in hand to date, there would be adequate funding for transaction through the end of 2009. Michael Wolf advised that the financial climate is not good at present, for a bond issue for a larger sum. Teresa Wood commented that the short term bridge financing is a good arrangement for now since we don't know what our income revenues will be this year. Ted Gacomis stated that Michael Wolf will be contacting local banks about taxes and financing opportunities. Ted Gacomis met with Steven Ross and Joan Cox regarding means for tracking open space earned income tax receipts, it was noted that \$29,406.00 was received for the month of January 2009 and that the total in the open space account at the present time is \$269,522.00. Joan Cox will send a monthly status report to Teresa Wood who will update the committee periodically the prior problems with the tracking of these funds have been corrected in the Townships record

keeping. Ann Orth questioned whether we could go outside of the 1.2 million that will be available with the bridge financing, should an urgent need arise. Ted Gacomis feels that we probably could but that we would have to do another short term borrowing. Teresa Wood said they will sufficient lead time, should such a need arise to arrange for such added financing.

Ted Gacomis reported that the previously advertised hearing for the Tavangar easement has been scheduled along with the White transaction hearing, for the Board's second meeting of March. He will be in touch with the township offices to see whether the Supervisors intend to place the Tavangar matter on the agenda for that night, and, if so, he may ask them to continue the matter until April 6, 2009. Ted Gacomis volunteered to make the presentation to the Board of Supervisors at the upcoming hearings. The committee, by consensus, agreed that this will be helpful for all matters recommended for the open space committee.

Ted Gacomis reported that the efforts to set up a meeting with Paula Hallenback, through Kim O'Rourke, had been unsuccessful.

Ted Gacomis reported that the Supervisors wish to be sure that they have everything in place for the upcoming White easement hearing. There was a discussion about the documents in place and/or to be finalized including the draft easement and an agreement of sale. After discussion, Sean O'Neill offered to work with Jack Stefferud on preparation of a brief Memorandum of Understanding and to work to finalize the easement.

Ted Gacomis asked whether the Committee members would have conflicts with the next monthly meeting date of April 9, 2009. The consensus was that the regular meeting date will work for those present.

Ted Gacomis has prepared a brief form of non-disclosure agreement which he asked the Committee members to review and sign in order to acknowledge that appraisal and all other details concerning private land owners transactions are to be maintained as confidential. The members present reviewed and signed the non-disclosure agreements and returned them to Ted.

EXECUTIVE SESSION

At approximately 7:20pm Ted Gacomis adjourned the open meeting to an Executive Session to discuss property specific matters and to meet with representatives of French & Pickering Trust on one such matter.

ADJOURNMENT

Following conclusion of the Executive Session, and return to the open meeting, on motion by Sean O'Neill seconded by Ted Gacomis, the members unanimously resolved to adjourn the regular meeting at 9:00 p.m.

Respectfully Submitted,
Sean O'Neill
Sean O'Neill, Secretary

