

I. **OPENING**

CALL TO ORDER: The Environmental Advisory Council meeting of Lower Saucon Township Council was called to order on Tuesday, February 16, 2010 at 7:01 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Sandra Yerger, Chairman, presiding. The meeting on February 9, 2010 was cancelled due to severe weather conditions of snow.

ROLL CALL: Members: Chairman, Sandra Yerger; Vice Chairman, Tom Maxfield; Allan Johnson, Ted Beardsley, EAC Members. Laura Ray arrived at 7:05 PM. Absent: Hazem Hijazi

Associate Members: Tom McCormick and Chiharu Tokura. Absent: Colin Guerra & Glenn Kaye.

Planner: Kevin Kochanski – Boucher & James - Absent

Hellertown Liaison: Mr. Boos

Jr. EAC Member: Sara Cote - Absent

PLEDGE OF ALLEGIANCE

II. **OPEN SPACE SUB-COMMITTEE**

A. **PROPERTY UPDATES**

1. **GEOFFREY REIS – 3729 LOWER SAUCON ROAD – DISCUSSION ON RESPONSE LETTER**

Mrs. Yerger said Mr. Reis is not coming this evening. Mr. Beardsley said his interpretation of the Reis letter is he is saying if the Township is going to pay him enough so that he doesn't need to forest his land, he won't. The issue is we have a number of people that are saying the same thing and are we going to pay for appraisals for those people who aren't sure what they want to do, or are we going to ask those people to pay for half the appraisal. He's feeling that they should make some kind of commitment if they are serious. The appraisals aren't all that expensive. Mrs. Yerger said we could reimburse them should it go through. Mr. Beardsley said he doesn't have a problem with that at all. Petrie is in that same position and so are a couple of other people. Ms. Ray said didn't we make a policy like that? Mrs. Yerger said we talked about it, but never made an official recommendation. Mr. Beardsley said he thinks we established a policy that we would pay for the first appraisal. If anyone objected to the appraisal number that came up and wanted a second appraisal, they would have to pay for that. Mr. McCormick said we have a separate policy that won't allow for logging, but this is a different question. Mr. Beardsley said Mr. Reis said he won't log it if you are going to give him enough money.

Mr. McCormick said in the appraisal you never have a commitment from the landowner that they will conserve it because you haven't even done the appraisal yet. He feels why should the letter change the policy that we pay for only one appraisal. Why wouldn't we pay for this one as well? Mrs. Yerger said he's been going back and forth on whether or not he wants to conserve it. He seems to have an issue. He wants compensation for not logging his property, in addition to what the property appraises at. That was the gist of what the letter said. Mr. McCormick said we'll never pay more than the appraised value of the conservation easement whether the people want us to or not. The answer is no. We might pay them enough because of the appraised value of the conservation easement. Mrs. Yerger said she doesn't know what "enough" means. Mr. Beardsley said as long as Township Council doesn't have a problem with paying for the appraisal in a situation like

this, he doesn't have a problem with it. That's a land that has good conservation value, so we should try to get it.

Mrs. Yerger said she spoke with Mr. Reis on the phone, and had Diane and Leslie go back in the records and she told him we still do not have what he wants under easement and what he doesn't want under easement. We still can't get an appraisal until he makes that decision on how big a building envelope he wants. We can't guess. Mr. Johnson said we didn't even visit his property yet. We never walked it. We only stood alongside the road and talked. We didn't even get that far yet.

Mr. Beardsley said like Mrs. Yerger said, we don't know what part he wants to conserve. Mrs. Yerger told Mr. Reis that our hands are kind of tied until you make that decision on what you think you want put under conservation easement, she doesn't know how to go forward with this. She told him to call our Zoning Officer, Chris, and he'd be more than happy to work with him and get an aerial and map it out. Just draw it with pencil if you don't want to sit down with him.

Mr. Johnson said once he decides what he wants to conserve, we still have to go and look at it before we do an appraisal. Mrs. Yerger said yes. She said we can't guess. Mr. Reis does know that. She doesn't know if Mr. Beardsley wants to follow up with a phone call and say this is what we need and this is the timeframe. You have to do it in this order and we'll be happy to decide.

Mr. McCormick said it seems we have that perfectly good letter and the letter says very clearly and plain, non-lawyer English, this doesn't commit you to anything. Mr. Reis should be willing to fill out that letter. If he doesn't fill out the letter, we shouldn't do anything. Mr. Beardsley said he doesn't even know if Mr. Reis got that second letter. Mrs. Yerger said she doesn't know either if Mr. Reis got the second letter or not. Mr. Maxfield said the Township did send him one letter for additional information and he never responded to it. Mrs. Yerger said what she'd like to do is send him another letter with an aerial and say mark it up and let us know or if this is not sufficient, then come in and meet Chris and get it done. Mr. Beardsley said fine.

Mr. Johnson said we are talking about timbering. On the letter we say no commercial timbering is allowed. Did we ever define what commercial timbering is? That's a weak point and that's something the Township should do. Mr. Beardsley said we have a commercial timbering ordinance. That's what it is. Mrs. Yerger said anything that falls into those parameters of commercial timbering, it's x number of trees and she doesn't remember the number, but it's in the ordinance and if you would like a copy, let Diane know. Mr. Johnson said does it say commercial timbering or just timbering? If you don't have a definition, some lawyer is going to find some way to say that's not what we thought it was. Whenever you make an ordinance, you always have a definition of the terms that are used. It's important that we have a definition of what commercial timbering is. Mr. Boos said the ordinance does specify that. Mr. Maxfield said he thinks the ordinance is pretty clear. Mr. Boos said it has definitions. It has all the pertinent things in it. Mr. Johnson said he doesn't think he has that ordinance. He hasn't looked up information as with ordinances, they refer you to this one, and they refer you to that one. He didn't do all that, so he doesn't know about all the different ordinances that the timbering ordinance refers you to. Mr. Boos said the definitions are in the ordinance. Ms. Ray said in the zoning book, it does have a definition source. Mr. Johnson said Diane, why don't you get together all the different parts of the ordinances that refer to timbering and then email them to us. Ask Chris to get all the different parts of the various ordinances that have to do with timbering so we have it. Mrs. Yerger said we looked at it back when Mr. Clemons was

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sitting here. She will go back and look at her emails. She asked Diane to look for it as she's sure we pulled it together when Mr. Clemons was here. Leslie can help you find that. It's probably all together. Diane said she would get the information together and email it to the EAC members.

Mrs. Yerger said Mr. Reis did want her to convey to everyone that they are looking for around \$12,000.00 an acre for the conservation easement. She doesn't know what it's going to get appraised at. She doesn't have any idea, how close, how far it will be, she doesn't know. Mr. Reis finally came out with a number and said he wants to convey 41 acres. Mrs. Yerger told him we still need to know where those 41 acres are. She asked Mr. Beardsley to just call Mr. Reis and tell him we are sending him a letter with a map, mark it up and send it back. He said there is land across the street that is in addition. Mr. Maxfield said didn't he want to keep seven acres for a house? If you start cutting back on seven acres, you are going to limit access for anyone that wants to go in and check those lines. Mrs. Yerger said no one is going to drive in, you have to walk the property. Mr. Maxfield said we'll know when he sends the letter back with the map marked off. Mrs. Yerger said she'd feel more comfortable if it's on a piece of paper. She doesn't know what to tell him. That's her recommendation.

MOTION BY: Mrs. Yerger moved that we send a second letter to Mr. Reis like we sent everyone else, along with a map requesting that he delineate the building envelope and any other acreage that he wants to hold out.

Mr. McCormick said that shouldn't even be controversial even a little bit as we can't have an appraisal done if we don't have what land he wants for the conservation easement. If he doesn't tell us what land he wants, tell him we will appraise it or just forget about it. If he has an unreasonable expectation about what he needs to get paid, then we shouldn't blow the money on the appraisal. If you think his expectations are reasonable, then maybe it's worth it. Mr. Maxfield said it's not building property at all. It's highly sloped and a creek running down through it. He thinks it will appraise low. Mr. McCormick said if it isn't buildable, it isn't buildable. If he timbers it, he will have to timber it in accordance with the ordinance. It's going to be somewhat restricted by the ordinance. Mrs. Yerger said we can't do the appraisal until it's been scored and Mr. Reis has to go through the protocol steps. If in that process, we realize it's unrealistic, then we don't take it any further.

SECOND BY: Mr. Beardsley

ROLL CALL: 5-0 (Mr. Hijazi – Absent)

Mr. Maxfield said his history so far has been that he shows up every once in a while and then goes away for months on end. Can we encourage him to follow through the process? If you are going to answer the letter, answer the letter and don't have us hanging here for months. If you want to conserve your property, conserve it. He doesn't want to be going on the Reis property six months to a year from now. He would like him to decide what he's going to do and do it.

2. **DENNIS BENNER PROPERTY – LOCATED ALONG LOWER SAUCON ROAD – CONTACT LANDOWNER FOR SITE VISIT**
3. **GEORGE ROBERT GRIFFITH – 1484 CONCORD LANE – CONTACT LANDOWNER FOR SITE VISIT**
4. **JOSEPH & CORRINE KEREZCZ – 1486 CONCORD LANE – CONTACT LANDOWNER FOR SITE VISIT**

Mr. Beardsley said he spoke to Dennis Benner, Bob Griffith and Joseph Kerecz, and they are on hold until the weather gets nicer and they can go and look at their property. He didn't get into any detail with them. In a conversation with Mr. Kerecz, he said some

relative of his is a realtor in Bethlehem and told him you don't want to do a conservation easement on your property. So he didn't want to do it. Mr. Beardsley said they are going to see the Griffith property and while they are there, take a look at the Kerecz property and at least see if it qualifies. Mr. Kerecz is about in his mid-70's and this whole idea of putting a conservation easement on his property came from Bob Griffith. Bob thinks it would be good for him at this stage in his life to get some money for the property and the realtor is telling him another thing. Mr. Beardsley said let them look at it and see if it qualifies and if it does, you'll know what your options are and you can make an informed decision and the EAC is okay with that. He said okay, let's do that.

5. **WILLY SHELLY – 3981 SHERRY HILL ROAD – DETERMINE QUALIFICATIONS FOR APPRAISAL**

Mr. Beardsley said Mr. Shelly is here. Mr. Shelly said he'd like to hear where his property is at. He's been waiting a long time. Mr. Beardsley said did the appraiser go and get an appraisal? Mrs. Yerger said no.

Mr. Beardsley said there was some information he got that said the property cannot be developed any further anyway, so there was no value in a conservation easement. Mr. Maxfield said as per our zoning ordinance, it's because of the slopes and the water. Mr. Beardsley said we have one other instance where the appraiser came out and looked at the property and said you can't develop it anyway, so there's really no value in a conservation easement. Then they can't pay for a conservation easement if there is no value.

Mr. McCormick said we visited the property in July. On July 7, 2009, the Sub-Committee met and scored Mr. Shelly's property. The three of us said we would recommend it for further consideration. We had our July meeting and a motion was made by Mr. McCormick and seconded by Mr. Beardsley that the landowner should receive a letter from Township staff using the form letter where we collect extra data. That letter was sent on August 7, 2009 and then Mr. Shelly sent back the follow-up letter and filled out the form. He heard that the appraiser had concerns about the Bilous property and the same concerns about Mr. Shelly's property. Mrs. Yerger said she doesn't think an appraiser actually went out and appraised it. Mr. Beardsley said then he suggests an appraiser go out and at least look at the property. Mrs. Yerger said that was the motion back in July. Mr. Beardsley said the appraiser is going to have to look at the ordinance and see what is permitted on the property. Mrs. Yerger said they will talk to Chris first and then they will come out and tell him the conservation of the property if there is any.

Mr. Shelly said when you were out there, everybody liked what they saw. They liked the creek beds, the slopes, the trees and you were very interested in it. It is very disheartening to hear you say the property is not worth anything. They don't make land anymore and he paid something for it. He's a realistic person.

Mrs. Yerger said what the Township can compensate you for, by the statute, is the development rights. That's what we are purchasing from you. That's what we are taking out of the land and giving you money for. If, by our ordinances, there are no development rights, and that's what happened to Mr. Bilous, there was no ability to develop anything on it, then we can't compensate you for something you don't have. Mr. Shelly said that's the only thing it goes by is buildable? Mrs. Yerger said yes. If you give someone the impression when they walk out of here that their land is not worth anything, it feels like he can do whatever he wants to do on his land then. If you say he's not worth anything, he doesn't want you telling him he can't go down and cut a tree down. Mrs. Yerger said we are saying there are no development rights to it.

Mr. McCormick said Mr. Bilous is another guy who owns another piece of land where there's a river going through it. No one can build there as it's on a flood plain. We can't buy from him his rights to develop it as he doesn't have the rights to develop it. He just doesn't want to make an assumption about Mr. Shelly's land unless it's true. Mrs. Yerger said that's why we are going to have it appraised. Mr. McCormick said Mr. Shelly is absolutely right. It has all the natural resources on the land and whoever said it's not worth anything, your land is absolutely worth plenty. The point we are making is that by statute, we are allowed to gobble up development rights from people in this Township to compensate them for agreement not to develop it. Your land may or may not be developable. Some of it clearly isn't, but some of it might be, and that's what appraisers are for, so we should get it appraised. Mrs. Yerger said it's not up to us to determine that. Mr. Johnson said when they came out to visit Mr. Shelly's property, Mr. Bilous property hadn't come up yet, so when they found out about this, we were excited about all the natural resources on the land and on the Bilous property and then we found out about this legal thing they are talking about. Mr. McCormick said he knew all along you could only buy development rights. Mr. Johnson said he didn't know that, but then again, Mr. McCormick is a lawyer.

Mr. McCormick said the question is, whether there are development rights. The appraiser looked at Mr. Bilous land and said there are no development rights because of the river going through the middle of his property. Mr. Shelly's land is different. They should have someone look at it to determine if there are development rights or not. It may or may not. Mrs. Yerger said that's what the recommendation was, so that's what we will take to Council tomorrow night.

Mr. Maxfield said we are saying only development rights, but the actual case is we have two options. We can buy the development rights which is what we're talking about or if the price is right, we can make an outright purchase for the property if someone was interested in selling us a piece of property. We asked Mr. Bilous about buying his property and he wasn't interested. By law, that's all we can pay for otherwise. Mrs. Yerger said all this is coming down to is what it appraises for. It's what we are governed by and that's why we pick licensed, independent appraisers. We don't just have anyone do it. These are people who are like an Engineer. They have to sign off on this document and it's their reputation.

Mr. McCormick said no one said Mr. Bilous land is worth zero. It's just the development rights on his piece of land is worth zero. Your land is beautiful and has a great deal of value with a house, a driveway, a pond, cliffs, trees, and all of that is worth a great deal. The question is, can we gobble up from you just the development rights and let you keep all the rest. All an appraiser can tell us is what the development rights are and we have motions to get it appraised and do that.

Mr. Maxfield said we keep saying it's not worth anything, but more accurately, there's a formula like in Mr. Bilous case where there's a hole we couldn't fill in. That's kind of where we are stuck. Mr. McCormick said for example, let's just say your land is worth \$1 million. The point is, as is, it's worth \$1 million and then someone says hypothetically we took the development rights out of that, what would it be worth? The appraiser might say it's worth \$800,000. We would say we would pay you \$200,000, which is the value we are taking away from you. On Mr. Bilous land, let's say his is worth \$1 million. The appraiser said the land is worth \$1 million now and without the development rights, it's worth \$1 million. It's not that his land is worth zero, it's that his land is worth \$1 million whether it's conserved or not. The difference is the zero. How could you criticize it by

saying there's a giant lake on the property? We're not criticizing it; we're saying a giant lake is not developable. A giant lake has no development rights. It doesn't mean it's not worth a fortune. Let's let the pros handle this. How much we can pay is based on the formula. If your property had scored poorly, it's ugly, it's this or that, then we would have scored it lousy and we would have had a motion to say that we have no interest in this land. We'll try to expedite that.

Mr. Johnson said we could offer to buy it if we truly like it enough, but we can't give you money for development rights. Mrs. Yerger said that's where we are and we will recommend to Council tomorrow night. Mr. Maxfield said we are asking for a preliminary assessment of the property. Let's make that a motion.

MOTION BY: Mrs. Yerger moved that we recommend to Council the same motion that was had at our July 7, 2009 meeting. The EAC recommends moving forward with this conservation easement.
SECOND BY: Mr. Maxfield
ROLL CALL: 5-0 (Mr. Hijazi – Absent)

6. SKRABAN PROPERTY

Mr. Skraban was present at the meeting. Mrs. Yerger said did you ever send back the map with everything marked off? Mr. Skraban said he did. Diane gave Mrs. Yerger the map that Mr. Skraban marked off and a copy of his letter. Now that we've gotten the letter back from Mr. Skraban in regards to the timbering, that's what we were waiting for. Mrs. Yerger said nothing is written in stone until you sign those papers at the end. Mr. Skraban said he has no interest in commercial timbering. Mrs. Yerger said that's what we needed to hear. We were waiting for this letter to come back.

MOTION BY: Mr. Beardsley moved that we move ahead with an appraisal on Mr. Skraban's property, as per his indication on the map.
SECOND BY: Mr. Maxfield
ROLL CALL: 5-0 (Mr. Hijazi – Absent)

Mrs. Yerger said they will take this recommendation to Council tomorrow evening.

7. VANSCAVISH PROPERTY

Mr. Beardsley said according to Mr. Treadwell's letter, they cannot move forward because the bank that is holding his mortgage won't subordinate to the easement. His recommendation is that we have Mr. Clemons revisit that because he has more experience in these types of thing and may have an answer for us. Mr. McCormick said we are going to hire Mr. Clemons to contact his mortgage holder? There are mortgage companies that feel that way. Mr. Beardsley said most mortgages have a clause in there that says if the property is wanted for road widening or something like that, they get paid first. He doesn't see why that wouldn't work here, but there may be other reasons. Mr. Clemons needs to talk to Mr. Vanscavish first.

Mr. McCormick said you heard this from Mr. Vanscavish? Mr. Beardsley said he heard it from Mr. Treadwell. There was a letter from Mr. Treadwell. Mr. McCormick said Mr. Treadwell isn't counsel to Mr. Vanscavish's mortgage company. Mr. Beardsley said Mr. Vanscavish's attorney told that to Mr. Treadwell. Mr. McCormick said Mr. Vanscavish wants the easement and if he's telling our counsel that his mortgage company won't do this, he can't imagine Mr. Clemons fixing that issue. Then he could go with a mortgage company that does allow that as some mortgage companies do allow that. Usually the way

they allow for it is provided the appraised value of the remainder is greater than what is on the mortgage.

Mrs. Yerger said maybe Mr. Beardsley wants to talk to Mr. Treadwell first as she's not sure either, but they were told that about the mortgage. Mr. Treadwell would have more information and so you can revisit it and talk to Mr. Treadwell as we have a meeting in three weeks from now.

Mr. McCormick said we are going to have two lawyers on this now? Mr. Beardsley said it's just that Mr. Clemons has more experience than Mr. Treadwell does on these kinds of transactions. He may have run into this before and may be able to solve the problem with the bank. At least if nothing else, we can talk to Mr. Clemons and see if he has an idea. We can tell him, this is the situation, is this something you've dealt with before and if so how did you resolve it? Mr. Maxfield said we should have Mr. Treadwell talk to Mr. Clemons as he has all the details. There may be more than one mortgage company involved. The value of the land may have dropped with the financial crisis.

Mr. Johnson said if Mr. Vanscavish gets money from the land, then he can pay off some of his mortgage. Mrs. Yerger said she doesn't know the answer to that, so that's why Mr. Beardsley should talk to Mr. Treadwell and/or Vanscavish. It might answer your question. Mr. McCormick said he's just a little sensitive, as the client, having one outside Counsel talk to the other outside Counsel. Now we have \$800 an hour, so let's pick a lawyer. If it's going to be Mr. Clemons instead of Mr. Treadwell, let's pick Mr. Clemons. Mr. Beardsley said at the last meeting, we found out that we should be using Mr. Clemons in all cases and not Mr. Treadwell. Mr. McCormick said let's have Mr. Clemons call Mr. Vanscavish and have Mr. Treadwell fall out of that process. Mr. Clemons is retained and he should call Mr. Vanscavish.

Ms. Ray said what Allan suggested about the mortgage company, sometimes the bank would require you to use some of that money or all of that money to pay down your mortgage. Mr. McCormick said the mortgage company will always take the money because the harm on their security interest is equal to the appraised value. If the landowner is willing to say he'll take the money from the Township and use it to pay down the mortgage, the bank is thrilled with that.

III. NEW BUSINESS

A. REVIEW OF EAC BY-LAWS

Mrs. Yerger said you should have received a copy of the by-laws with a revision. These were suggested revisions. This is a whole new packet of information that you have not seen, and we can go over it next month. Get rid of the by-laws that have "proposed" on them that Diane emailed to you earlier. The EAC members said they would like to discuss it at the March meeting. Mrs. Yerger said this is important, so come back with any changes or recommendations. Mr. Maxfield said this came from the handbook and we altered these by-laws to fit us. They were sent off to Council to look at and the by-laws came back and it sort of just stopped there. Mrs. Yerger said these are our operating procedures. Mr. Maxfield said we've been operating the EAC as if these changes have been made already. Mrs. Yerger said we want to put this to bed by next meeting, so please look at them. These revisions went in, but it was never officially adopted.

IV. DEVELOPER ITEMS – None

V. OLD/MISCELLANEOUS BUSINESS

A. RECOMMENDATIONS OF WIND SYSTEMS AND SOLAR ENERGY REGULATIONS

Mrs. Yerger said since Kevin Kochanski is not here this evening, we are going to put this on hold. We are also looking at a special meeting to address these at the Township's level. This way it can enable us to make some better recommendations. This will be put on hold another month. Mr. Maxfield said a special meeting may take the form of Council enlisting to a presentation from somebody from the industry outside. It's a regular public meeting and both boards would meet at the same time and it would be advertised.

B. REVIEW AND APPROVAL OF JANUARY 12, 2010 MINUTES

Mr. Johnson said page 2, line 38, change "community service" to "that". Page 9, line 41, change "now allow it at all" to "not allow it at all".

SECOND BY: Mr. McCormick moved for approval of the January 12, 2010 minutes, with corrections.

SECOND BY: Mr. Maxfield

Mrs. Yerger asked if there were any other corrections? No one raised their hand.

ROLL CALL: 5-0 (Mr. Hijazi – Absent)

C. REVIEW OF DRAFT LANDOWNER ACQUISITION LETTER – MR. MCCORMICK

Mrs. Yerger said this will be brought back at the next meeting in March. The letter is in your December packets, so take a look at it.

VI. UPDATES/REPORTS

A. WORKSHOP – WEDNESDAY, MARCH 10, 2010 – NATURAL RESOURCES INVENTORY WORKSHOP – 10:00 AM – TOWN HALL

Mr. Maxfield said the workshop that was originally scheduled for February 10 is now on March 10, 2010. Please reaffirm with the Township that you are still interested in attending. If you have not signed up and now can make the workshop, contact Jack or Leslie.

B. WORKSHOP – WEDNESDAY, FEBRUARY 24, 2010 – SAUCON CREEK WATERSHED WORKSHOP - IMPACTS ON MIGRATORY BIRDS RESULTING FROM CLIMATE CHANGE – 7:00 PM – TOWN HALL

Mr. Maxfield said this one is right here at the Township at 7:00 PM. Feel free to come to this one and it's totally free. It's going to be real interesting. The speakers, one is based on climate change and the other speak is based on birds. Together, it will be a very interesting presentation. Bring anyone you want to with you.

VII. MR. BOOS – HELLERTOWN REPRESENTATIVE – REPORT

- Mr. Boos said there are a group of people in Hellertown who are trying to organize a community garden. We're still trying to get things organized and local sites. We are also considering a possibility of the site at Polk Valley Park and/or the school district.

VIII. NON-AGENDA ITEMS

- Mr. Beardsley asked what was the status of the Petrie appraisal? Is it on order? Mrs. Yerger said we will check, they were supposed to order an appraisal.
- Mrs. Yerger said she has a couple of workshops if anyone is interested.
 - The first one is “Protecting Public Drinking Water: Source Water Protection Solutions”. It will be held at Northampton Community College on Tuesday, March 9, 2010 from 1:00 PM to 4:45 PM.
 - There is another workshop called “Governor Center for Local Services”. It is here if you want a copy of it.
 - There is one called Land Ethics Symposium. There are copies here of it. If you want to sign up for it, call the Township
 - There is the Keystone Coldwater Conference. Call the Township if you want to go.
 - There is one called “Educational Programs for Beginning Farmers 2010” at Penn State Extension. She has information on this if anyone wants it.

IX. ADJOURNMENT

MOTION BY: Mr. McCormick moved for adjournment. The time was 8:19 PM.
SECOND BY: Mr. Beardsley
ROLL CALL: 5-0 (Mr. Hijazi – Absent)

Sandra Yerger, Chairman

Next EAC Meeting: Tuesday, March 9, 2010