

1 **I. OPENING**

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3 **CALL TO ORDER:** The Environmental Advisory Council meeting of Lower Saucon Township was
4 called to order on Tuesday, May 1, 2007 at 7:03 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with
5 Sandra Yerger, Chairman, presiding.

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7 **ROLL CALL:** Present – Chairman, Sandra Yerger; Vice Chairman, Tom Maxfield; Allan Johnson,
8 Dennis Aranyos, Glenn Clouser, Ted Beardsley, Tom McCormick; Rick Tralies from Boucher & James
9 and Terry Boos, Hellertown Representative were present. Absent – Glenn Kaye, Laura Ray, and Haz
10 Hijazi.

11 **PLEDGE OF ALLEGIANCE**

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14 **II. NEW BUSINESS**

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16 **A. LVPC – 2007 RECREATION & OPEN SPACE INVENTORY SURVEY**

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18 Mrs. Yerger said the LVPC is trying to do a survey. We'll fill out the form for the Township, but
19 they want the EAC to take a look at the form. Mrs. Yerger doesn't expect you to know the acreage,
20 but if you saw there were any omissions, things that belong there, let her know.

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22 Mr. Johnson said what about the Mease Farm, isn't it complete yet? Mr. Maxfield said the Mease
23 Farm is. It should be added. Mrs. Yerger said she's not sure how they are looking at this. It's
24 something they will have to ask them. If you look at it, they are sort of looking at recreational
25 facilities with pavilions and so forth. She doesn't know if they are doing private ones or not. She's
26 wondering if it's an entity, like a Homeowners Association. It's not an individual.

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Glenn Kaye arrived. The time was 7:07 PM.

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29 Mrs. Yerger said we need to ask them and clarify it. They are looking at an open space fund and an
30 open space plan and we need to add those. The ones that would need to be added would be Laura
31 Ray and Chernaskey property (Mease Farm). We'll be looking into if we should add these
32 conservation easements, but then they may need to adjust the categories or how they want it
33 reflected in their questionnaire. Mr. Maxfield said since they are all recreation based, that we send
34 this directly to Parks & Recreation.

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36 The recommendation from the EAC would be to send this to Parks & Recreation and let them fill
37 out the facilities.

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39 **B. DIANE GEHRINGER - WILDLANDS**

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41 Mrs. Yerger said Diane Gehringer is present. Some landowners in Saucon Valley contacted her
42 and she's here to update the EAC on that.

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44 Ms. Gehringer brought a map. The three landowners are Reis, Brosted, and Panko. She met Mr.
45 Brosted first. They'd be interesting in preserving their land. They aren't talking about donations at
46 this time, but she told them the EAC has a new program. She told them a little bit about the DCNR

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1 and that Northampton County has a pot of money. That's where we are at...the beginning stages
2 with discussions.
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Laura Ray arrived. The time was 7:15 PM.

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5 Mr. Maxfield said the Reis property is in our NRI and it's a very important property. The Brostead
6 and Panko property are next to each other and has a lot of open fields. The Brostead property used
7 to be an old nursery. He lives there and in the front yard, there are some trees there from the
8 nursery. Reis looks like he has a little bit of Ag and then the woodland. Mr. Maxfield said on the
9 NRI map, there are six priority areas and the Reis property is on it. That was done in 2000. To
10 date, we have some conservation area which is associated with Sandy's property. Eventually, these
11 properties should be ranked, but from what he knows of the area, he would think Reis is the one we
12 really want to get. Mrs. Yerger said we are going to have to rank them. Ms. Gehringer said you
13 need a ranking system for your program, and this way, you can look at the applicants as they come
14 in. Mr. Maxfield said instead of singling out properties, they put a whole system of criteria
15 together that we would go through every time the property came in and compare them.
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17 Ms. Gehringer said the last contact she's had with these folks is March 26, and she wrote them all a
18 letter and said someone from this committee or she, herself, would get back to them soon with the
19 next steps.
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21 Mrs. Yerger said this afternoon she spoke with Diane Gehringer, along with Terry Clemons. Diane
22 has had contact with these property owners. She is going to try to contact them and make a
23 preliminary meeting with herself, the property owners and Terry Clemons just to get a better sense.
24 Do they want compensation, do they want the tax credit, what do they want? The three man
25 subcommittee are also part of that, which would be Ted Beardsley, Tom McCormick and Allan
26 Johnson. They may want to talk with Diane and see what you want to work out. This would be an
27 opportunity for you to take the ranking forms that are in the open space plan and take a look at the
28 criteria list and ask if you can go on the property, identify who you are, work with Diane to actually
29 work with that criteria. They have to be done almost immediately. With the Reis property, they
30 know the value. Mr. Maxfield said at the time, Mrs. Reis was mad at the township as the township
31 did some road improvements and they ripped up some of her hedges. She would have nothing to
32 do with the township, and wouldn't let them on. The survey Ann Rhodes did was from the road.
33 That's how valuable this property is. Mrs. Yerger said we should still walk the property. Ms.
34 Gehringer said the one field that's developable is probably not on your priority, but that's what he's
35 going to get paid for. Some of it is very sensitive environmental stuff that isn't going to appraise
36 very high. She thinks the one creek goes through the Reis property. Mrs. Yerger said maybe you
37 want to all meet and walk the property. It would be beneficial to go with Diane and Terry and find
38 out what the property owner wants.
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40 Ms. Gehringer asked if they bought any easements yet? Mrs. Yerger said only through the Seifert-
41 Ray property. We had multiple parties in that one. Mr. Johnson said it's a good idea to go with the
42 lawyer and set up a meeting. Ms. Gehringer said they can set up a meeting within the next couple
43 of weeks. Mr. Maxfield wanted to know if Ms. Gehringer had acreages listed? Ms. Gehringer said
44 she can get them and that was another thing she was wondering about. When she has a result,
45 should she talk to the attorney first? Mrs. Yerger said Ted Beardsley and Terry. Mr. Maxfield
46 would like to be involved.
47

48 Ms. Gehringer wanted to know if there was an ordinance that allows you to spend money? Mr.
49 Maxfield said yes, they are ready to go. Mrs. Yerger said there's going to be some discussion right
50 in the beginning. The appraisal will be done in such a way is what they'll do is they'll figure out

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1 the raw land, what the land is worth, and then they'll parcel it out on what the development rights
2 are worth and then what the conservation value of the property is. That will help determine how
3 much is buildable, what's the land really worth on the open market. That's going to determine that
4 appraisal on what this conservation is actually worth in dollars. Mr. Johnson asked what about the
5 baseline? Mrs. Yerger said that would come after the appraisal. The appraisal is going to go out
6 and he is going to pretty much know what this land is worth. The baseline is usually an inventory
7 when you know the deal is going to happen. You want a snapshot of the property? Mrs. Yerger
8 said who is going to pay for that appraisal...the township, the landowner, who are we going to do
9 this? One of her concerns is we are starting to get phone calls that people are starting to be
10 interested. That's great. A lot are going to want compensation. How are we going to determine
11 those people that are serious, moving forward, and those that are just sort of thinking about it, if we
12 pay all this money for the appraisals and then not all these deals go through. We have to watch
13 those that don't have a real intent or desire to preserve the land. They received from Solebury, who
14 has done a tremendous amount of land preservation, a letter of intent that they are interested. It is
15 sort of putting it in writing that they do have an interest and puts some formality into what they are
16 getting involved with. Diane, Mrs. Yerger and Terry were kicking around what should the
17 township pay. Should we ask the landowner for \$500 up front money if they are really interested
18 and then it would be reimbursed when the deal goes through. Mr. Beardsley said they should put
19 some money up so that it means they are serious about this. Ms. Gehringer said there's a PA Land
20 Trust Association (PALTA) and they have a grant program for conservancies to get reimbursed for
21 some of the costs. If you go for a DCNR fund, the state funding, you can't get reimbursed. She's
22 not sure with a township program with DCNR if you could try to get the PALTA grant. If it's a
23 donation of an easement, the landowners can get reimbursed. They can look into this. The county
24 won't cover any of the costs. DCNR will cover half the costs and every township program is
25 different. In the AG program in Lehigh and Northampton, they require a deposit. When you get to
26 the point where you are ranked high enough and they want to appraise you, they ask you if you
27 want to go forward. Lehigh is \$500, and they get that back. An appraisal usually costs \$2,000. If
28 an appraiser gets three at a time, they would give you a break on number two and number three.
29 She can look if PALTA is available for reimbursement.
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31 Mrs. Yerger said this is a two step question. One is, do you think there's any merit to having a
32 letter of intent signed by the landowner after you talked to them the first time and said after we've
33 done the preliminary explanation, are you still interested. Then they sign the letter of intent and it
34 starts sort of a formal process. We would need to decide if you want upfront money from the
35 landowner or not. We should make a decision on this tonight so it can be taken to Council
36 tomorrow night. She'd like to think about the \$500 deposit and make a decision on that tonight. It
37 goes in when you are more serious and are going in for an appraisal. Mrs. Yerger said in summary,
38 when you go to a landowner and you get past the initial evaluation, and you decide to get the
39 appraisal done, there will be properties we will think are not even worthy of an appraisal. The
40 Committee comes back to us and decides it's worthy of an appraisal, do we want to establish that
41 policy or recommend that policy to the township that they request a \$500 deposit from the
42 landowners which will be reimbursed once the conservation easement process is completed to be
43 spent on the appraisal. Mr. Maxfield said there will be people that we will want them to pay for the
44 appraisal and we won't want to be reimbursing the \$500. There's some situations where that might
45 be possible. There's going to be other situations where farmers are not going to have a spare \$500
46 or \$2,000 laying around, do we want that kind of flexibility or is this just step 1? Mr. Beardsley
47 said people may not be able to afford it, but we need to know whether the out of pocket expenses
48 the landowner has is donating a portion of the value of the property. The attorney would know if
49 it's tax deductible, and in which case, if you have a policy of \$500, and they get refigured, and take
50 it off their taxes. Mr. Johnson said we shouldn't ask them for any money until we are sure they
51 want to go through with it. Mrs. Yerger said she's sure they are not going to be ordering an
52 appraisal until they are sure they want to go forward with it. Ms. Gehringer said it's part of the

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1 decision process, knowing what it's worth. You could leave it open for now and develop your
2 policy.

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4 Mr. McCormick said we should be careful on the \$500 and the appraisal. He has a process
5 problem here. They need to know what their responsibilities are. There needs to be some sort of
6 process, a check list, identifying projects, etc. He would want to come up with a process where we
7 lay out the steps that takes from here to actually preserving some property. If we can steal that
8 from another township, that would be good. Ms. Gehringer said she has it.

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10 Mrs. Yerger said every deal is a little bit different and every process is going to be different as you
11 are going to have the county involved and it will change the process. You are going to have DCNR
12 involved and that will change the process.

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14 Mr. Beardsley said they had their first Sub Committee meeting and one of the main questions they
15 had was when is the money going to be available and how much is there. Mr. Maxfield said we
16 have some funding sources we can go to. It would have to be reimbursed when the money does
17 come in. Diane and Terry have immense experience in doing this kind of thing. He likes Sandy's
18 idea of the Sub Committee going along and just listening and finding out what you do. It takes
19 time for this process and you're pulling and you're grabbing and sometimes you have to be creative
20 on the spot. Right now you are reaching out and you are not knowing what you are grabbing for.
21 That's what we would like them to do the research on.

22
23 Mrs. Yerger said one of the property owners went to Wildlands first. They didn't call you. They
24 didn't call the township. Now we're trying to put you guys together with Diane and Terry. The
25 policy is going to be different on each one. Every deal will be different. Mr. Maxfield said as far
26 as township contributions, it's going to depend on things like timing, and how badly we want the
27 property. Do we want to go on a policy of a minimum of \$500? That's a reasonable contribution.
28 Mrs. Yerger said one of the things, they are going to ask up front, what's this going to cost. Maybe
29 what we need to do is write down a list of possible costs and then have you guys think about it and
30 come back next month with it. We can't keep putting it off too long. You need to sit down and
31 figure this out. Ms. Gehringer said she can show you a sheet for a real property they are working
32 on with financials and you can get an idea of what a typical project costs...legal, title search, and
33 appraisal is on there. Mrs. Yerger said you need to think about endowments also.

34
35 Mr. Johnson said Terry Clemons should do some of this stuff. He can knock it out in an hour. Ms.
36 Gehringer said that's why he's going to meet with the Sub Committee. Mrs. Yerger said there will
37 be different scenarios that are going to happen. Mr. McCormick said don't put any amounts down
38 right now. We should just put something together and bring it back to the EAC and township.
39 Mrs. Yerger said we need someone to start the process. Mr. Maxfield said you guys are a relatively
40 new committee. He'd rather see this proceed step by step. A really good thing for this committee
41 to start would be to start with the criteria of the open space...become familiar with the form, walk
42 the property and then work with Diane and Terry, learn and listen and keep accruing what you can
43 do. It's got to be done in steps. Take the criteria form along as a checklist. Work with Diane
44 Gehringer and Terry Clemons.

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46 Ms. Gehringer said the other reason to have the process outlined so everybody has it memorized as
47 you are the sales pitch people for the program. The way you have it set up is they can apply
48 whenever. She was wondering if Solebury was open all the time. Mrs. Yerger said to her
49 knowledge, they are open all the time, but the funding is a little bit different. Solebury has a lot of
50 prime Ag land.

51
52 Mrs. Gehringer said should Terry and herself work up what they think a process might be and meet
53 with the Sub Committee? Mr. McCormick said send an email to them about it. She asked when

1 the plan will get voted on? Mrs. Yerger said this month. Ms. Gehringer said on the priority areas
2 you've identified, are you going to be proactively approaching those areas? Mrs. Yerger said that's
3 something else they haven't committed yet. They had so many landowners come to them already,
4 but are not in a priority area. Ms. Gehringer said Wiesenberg is giving the property owner an
5 option to get paid in installments. She will call the landowners tomorrow. Terry is ready to go.
6 Mr. Johnson would like to have a meeting first before they walk the property and talk to the
7 landowners. Ms. Gehringer wants to meet with Mr. Reis at his property and walk it the same time.
8 We could do all three in the same day. She'd like a copy of the open space plan. She asked if the
9 township had mapping capabilities. Mr. Maxfield said yes, they have the GIS. Ms. Gehringer
10 would like a map to see what the neighborhoods like. She'd like to see the priority areas.

11
12 **C. TDR'S PROS AND CONS**

13
14 Mrs. Yerger said this is just an FYI for the EAC. If there are any questions, ask Sandy or Tom.
15 Glen Kern, Councilman, wanted the EAC to talk about this. Mr. Tralies said TDR stands for
16 Transfer of Development Rights. What it means is, say, you've got two properties. One is zoned
17 in such a way that it is going to be permitted to be developed with ten units. There's another
18 property over here, maybe under the same ownership, maybe two separate landowners. This one is
19 zoned for five units. The guy who owns this property over here, that's zoned for ten units. He
20 comes to the township and this property owner says, I want to buy his rights to five lots, and I want
21 to build fifteen units on my property. This property over here can't be developed with any. When
22 you are talking about transferring your development rights, they can go to the township, but
23 typically, it's between two privately owned parcels. Mr. McCormick said it's about concentrated
24 development, they are not making it more intense. Mr. Tralies said one example he can give is they
25 are also consultants for Newtown Township. There's a new town borough which is a pretty typical
26 borough. It's developed very densely, semi urban core. Around Newtown Borough in Newtown
27 Township, there's a lot of rural land still. Properties that are close to the Borough, but are in the
28 Township, are zoned for rural development, but they are right next to the Borough where it's
29 developed very densely, so properties that are right next to the Borough, it might make sense for
30 them to be able to transfer rights from the more rural areas to put this more dense development
31 right next to other dense development. The problem we would see here would be that often times
32 the neighbors next to the property that is going to receive additional development rights will
33 complain, how come you are going to let this guy develop more densely, I'm right next to him.
34 That doesn't benefit me. All of a sudden there's going to be more people here and more kids and
35 more traffic and so forth. I moved to this property because all the properties around me were zoned
36 for low density development and now you are saying they can have more development rights.
37 When you are, as a township, contemplating permitting the densities to get swapped, you probably
38 have to investigate each one fairly and thoroughly to figure out if that situation you just said is
39 going to happen. Talking about natural features on a site, prohibiting development, that is
40 something we could figure out pretty easily. We require every development to do site capacity
41 calculations, which if you're not familiarly with them, requires a developer to measure all of the
42 resources on the site, run all the measurements through a series of calculations. At the end, it spits
43 out a number that says the site can reasonably accommodate this many units based on the amounts
44 of woodlands, wetlands, on the site. Council could change the zoning, but they have to be very
45 careful about that as well. There's something called spot zoning, which basically regulations say
46 you just can't go in and change one parcel at a time as that can very easily be abused.

47
48 Mr. Maxfield said we're talking about this now, we originally ruled it out as a bad idea for the
49 township because you are telling somebody that their area is going to become more dense. Recipe
50 for failure. One of our Council members asked that he be presented with additional information, so
51 Boucher & James put the information together and we're distributing it amongst all the boards for
52 discussion. All those comments will go back to Council. He, personally does not like the idea.

1 Mrs. Yerger said there are some townships that this is a good idea. If you take from the semi area
2 where you want to minimize the density and move it to a higher density zone, especially if it's
3 zoned industrial and you are going to allow them a higher density in an already industrial zoned
4 area. That makes sense. We particularly don't have that in LST, so for some townships, it works
5 very well. Our biggest problem is the receiving areas. Those areas that are going to get the higher
6 density, are probably not going to be very happy to find out they've gone from 10 houses to 15 or
7 20 houses. We have a very limited potential receiving areas in the township. We gave you the
8 information. Please go over it and look at it and come back to us and voice your opinions so we
9 can pass it on to Council.

10
11 Mr. Maxfield said it is a popular concept in communities where there is lots of agricultural space
12 that's undeveloped. For us, it's a very touchy thing and we should look at it very closely.

13
14 Mr. Tralies said it's a very hot issue all over. If you type into google, Transfer Development
15 Rights, you'll find pages and pages of articles in all different communities, some for and some
16 against. If you take a couple of minutes and see what pops up, you might run into other interesting
17 little tidbits that we don't have included. He said if you need any information, just email him or
18 call him. He will talk to Judy and see if she has any concrete examples, whether it's Newtown or
19 somewhere else.

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21 **III. DEVELOPER ITEMS**

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23 **A. PIERPONT SLATER – PROPOSED BANK**

24
25 Mrs. Yerger said they have sets of maps. We've seen this one before. They moved setbacks back
26 from 378. She didn't see a whole lot of deviation. There are no major changes. Ms. Ray said she
27 saw water there, vernal pools. Mrs. Yerger said they did a few modifications.

28
29 Mr. Tralies said Chris Garges and himself, and the Township Engineer met with the applicants in a
30 staff meeting prior to them coming here. They argued about the water. They are saying it's runoff,
31 it's not important. He said the riparian area is important and it runs down through other areas. We
32 went back and forth. His conclusion was it is a riparian area, however, requiring the 100 foot
33 riparian buffer is going to wipe out their entire site for development and the properties across the
34 street just got eight to ten variances to develop the properties. In making that judgment, he's not
35 necessarily recommending that the ZHB should grant a variance. He's projecting that they will.
36 What they did at this meeting was he tried to turn things around on them a little bit and say it's a
37 riparian area. You are going to have to go to the ZHB. You should try to do as many positive's on
38 the site as you can when you go to the ZHB. They did get them to provide some vegetation to
39 rehabilitate the existing swale and also to provide vegetation at other places, so they are making
40 some of the problems better. Mr. Tralies said it may be a carbonate area but he doesn't want
41 everybody to get the idea in their head that if it's in a carbonate area, it absolutely isn't going to
42 work. He's not qualified to say it will or it won't. Mr. Maxfield said we can make the
43 recommendation that if the variance is granted we recommend these conditions we mentioned.
44 Mrs. Yerger said this is the first formal submission. We made some recommendations before as far
45 as native plantings, things like that, and we are going to ask them to continue to keep them
46 enforced. The EAC's recommendations have not changed.

47
48 **B. AGENTIS BROS. – PRELIMINARY PLAN**

49
50 Mrs. Yerger said there are no major changes with this plan. This is the car wash. There are three
51 open bays. They have parking setbacks, number of driveways, buffer yard, steep slope protection,
52 woodland protection, and environmentally sensitive woodlands. The EAC will go by their original
53 recommendations.

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1 **IV. OLD/MISCELLANEOUS BUSINESS**
2

3 **A. REVIEW AND APPROVAL OF APRIL 3, 2007 MINUTES**
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5 Mrs. Yerger said the minutes have “April 4” and it should read “April 3”.
6

7 **MOTION BY:** Mr. Maxfield moved for approval of the April 3, 2007 minutes, with corrections.

8 **SECOND BY:** Mr. McCormick

9 **ROLL CALL:** All in Favor: Yes
10 Opposed: None
11

12 **V. UPDATES/REPORTS**
13

14 **A. HELLERTOWN REPORT**
15

- 16 ➤ Mr. Boos said the biggest thing is the recycling facility is just still waiting on the DEP
17 permit. The facility is ready to go. The reasons it still hasn't been received yet is the
18 person in charge of that is on vacation. They should be getting ready to take care of that
19 finalization.
- 20 ➤ The Borough has gotten \$14,800 DNC grant that needs to be matched for doing a master
21 plan for Dimmick Park. This will take about six months.
- 22 ➤ April 20, the Saucon Creek Water Shed Association conducted a garbage clean up at the
23 Thomas Iron Works site. They had about 20 people and filled probably two of the
24 municipal dumpster type containers and they had about six or eight regular tires and large
25 equipment tires and they got 355 lbs. of metal for about \$14.20 at Blinderman's.
26

27 **B. OPEN SPACE SUB COMMITTEE**
28

- 29 ➤ Mr. Beardsley said it was pretty much covered above. They still want to try to get a
30 definitive answer on how much they have to spend and when they are going to have it to
31 spend. If we need it, we'll find it, if possible. They wanted to sort of finalize what the
32 process would be that we would review properties, and recommend to this organization and
33 they recommend to the Town Council. He has not been able to get a hold of Mr. Severn,
34 but they want to go and look at his property. They are trying to get copies of the
35 Northampton County Open Space guidelines so they can see how our program might fit
36 into theirs. Mrs. Yerger said the County is always juggling the financing. They have an
37 application process in place. It's always worthwhile to at least submit an application. Mrs.
38 Yerger said you should also contact Gordy Heller. He's been overseeing the open space
39 because they never really officially hired anybody. Gordy Heller oversaw Laura's
40 property. He is someone you will want to talk to. He can give you tips and pointers. She
41 has a generic boiler plate letter that they may want to send to larger parcel property owners
42 or people who are in naturally sensitive areas to say we do have an open space program and
43 perhaps you would be interested in participating in that. She would send it to them and
44 then come back to the EAC and they'll submit the final recommendation to the Township
45 and the township can send them out.
46

47 **VI. NON-AGENDA ITEMS**
48

- 49 ➤ Sunday, May 6 is the Native Plant Sale at the township.
- 50 ➤ They want to thank Laura Ray for the covered article in the township newsletter about the
51 electronic recycling. It was a great success and it was nice Laura wrote the short article.

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- 1 ➤ For this month's quarter newsletter, they'd like to add "10 Easy Tips for Healthier Gardens and
2 Environment". If you have any corrections or additions, let Mrs. Yerger know in the next three to
3 four days.
- 4 ➤ Anyone who didn't get 2006 goals, she printed them out as the EAC accomplished most of what
5 was asked to do in 2006.
- 6 ➤ Mr. Johnson said we are going to have a conservation easement done on the property on County
7 Line Road. Mr. Maxfield said what we know about that to date is that Wildland's walked the
8 property. They looked at it and were supposed to get back to us with information. The last they
9 heard, the Wildlands was assembling the information. The recommendations were that it be
10 attached to one of the properties. They have all that information. He doesn't know who they are
11 going to contact. Mr. Johnson said please keep the Sub Committee in the loop.
- 12 ➤ Mr. Beardsley said the land by the Saucon Creek on Meadow's Road has a for sale sign on it. The
13 property runs from Baker to the creek and it's all flood zone. The person that owns it wants to put
14 two family homes there up on stilts. Supposedly the fellow that owns it, bought it at a sheriff sale
15 for non payment of taxes. If it's flood zone land, you would have thought the LST would have
16 taken it. If someone bought it legitimately, and now wants to sell it, we should consider to buy it as
17 open space. We might want to look at it. Mr. Johnson said the other night at Council, they talked
18 about a sewer line by the creek, maybe it's going through that property. Mr. Maxfield said that's
19 quite possible.
- 20 ➤ Mrs. Yerger said there's a Restoring Native Echo System program available in Philadelphia at the
21 end of June.

22 23 **VI. ADJOURNMENT**

24
25 **MOTION BY:** Mr. Beardsley moved to adjourn. The time was 8:58 PM.

26 **SECOND BY:** Mr. Johnson

27 **ROLL CALL:** All in Favor: Yes

28 Opposed: None

29
30