

- I. **A. CALL TO ORDER:** The Environmental Advisory Council meeting of Lower Saucon Township was called to order on Tuesday, February 11, 2025 at 6:35 p.m. with Dru Germanoski presiding.
- B. ROLL CALL: Members:** Chair, Dru Germanoski, Vice Chair, Jennifer Helton, Secretary, Laura Ray, Chad Heimbecker, Cheyenne Reiman, Kathy Pichel McGovern; **Associate Members:** Janine Bohnam, Curt Balch; **Staff:** Carol Schneider; **Jr. Council:** Harry Vicic; **Absent Member:** Allan Johnson; **Absent Associate Member:** Winfield Clark, Russell Sutton & Michael Pittaro (resigned); **Guest:** Priscilla deLeon.
- C. PLEDGE OF ALLEGIANCE**
- D. ANNOUNCEMENT OF EXECUTIVE SESSION (IF APPLICABLE)** – None
- E. JUNIOR COUNCIL - HARRY VICIC** - Nothing to report

II. **NEW BUSINESS**

A. Introduction of New Associate Members - Curt Balch & Michael Pittaro

Dru Germanoski

We were to be joined by Michael Pittaro, another Associate Member, non-voting status. But he just informed us this afternoon that, because of health reasons, his physician discouraged him from participating in getting involved in yet another thing. So he is, his letter of resignation was, of course, sorrowful. He wanted to join this group. So, at any rate, I suggest we just move forward with the with the membership we have this year. I think we're pretty well stocked with active people. So anyway, that's more announcement than anything. So, Harry Vicic is here as junior Council, Junior council member moving into new business to introduce Kurt Balch, who is present in a new member, associate member committee. So welcome.

Curt Balch

Thank you, everyone. I won't cause too much trouble.

Dru Germanoski

So, just so you're aware you're with a non-voting status, but you're free to participate in the discussions and so forth, share insights, and you're also free to participate in all the volunteer things that we would do.

Curt Balch

Twist my arm right. I will try my very best to keep my mouth shut until I have something genuine to contribute but for me that may be very difficult.

Dru Germanoski

I would say, if you wish to not have your arm twisted, you might be better to sit next to someone other than the woman on the right. Anyway, welcome to the EAC.

B. Discussion and Recommendations - LR Aument LLC to Prepare Plans for the Heller Barn

Reconstruction Phase II

Dru Germanoski

I would say, if you wish to not have your arm twisted, you might be better to sit next to someone other than the woman on the right. Anyway, welcome to the EAC. Okay, so jumping right in the new business is a discussion recommendation regarding plans to being developed for the Heller barn reconstruction phase two, as well as development of a Master Site Plan for the Heller Homestead Park. And so, I understand that council president is here to give us a presentation on this. So, Priscilla...

Priscilla deLeon

Actually, council president is now Laura for this year, so I'm just a Councilwoman. Do you mind me sitting here?

Dru Germanoski

I was out of the country and therefore not aware of all of this. Congratulations. Priscilla, we welcome your presentation.

Priscilla deLeon

Well, thank you.

Carol Schneider

Do you want to move over to the table?

Priscilla deLeon

Well, no. I'm fine, yeah, please do that here.

Dru Germanoski

That's fine, yeah.

Priscilla deLeon

So, I'd like to thank you for this opportunity. And as you know, my name is Councilwoman Priscilla deLeon, and I'm working on this project with council president Laura Ray, and we've been members of the Saucon Valley Conservancy for a long time, and in the past, has served as president and vice president, respectfully. So, I'm here tonight to talk about restoring the Heller barn and reviving the Heller homestead Park, including creating an open space master plan on the table. You have this letterhead. So, we hired, or we're hopefully going to hire Lori. So, the project team is a multi-disciplinary team of preserve preservation specialists, architects, engineers and cost estimators to oversee this project. The lead consultant is Lori Aument, and she will be the project manager, and she's historic site planning and masonry conservation. Her expertise is 20 years of experience in historic site conservation. She led the Phase One stabilization, emergency stabilization of the Heller barn arch, doorway back in 2010. She specializes in masonry repair, material salvage and structural stabilization. Next, we have architectural planning. Jessica. Ziegler, not sure how to say her last name. She's village architecture and present preservation. Her role is the master plan development in architectural design. She has 25 years of experience in preservation, architecture, adaptive reuse and site planning. She leads the development of the site plan phase barn restoration plan and architectural renderings, experience in historic commercial, residential and public space rehabilitation projects. Jonathan Price is from Green Cottage Industries, a structural engineer, strategic structural assessment and barn ruin and stabilization. He has 40 plus years as a structural designer and engineer with a focus on historic stone barns. Recent Projects include the upland farm barn restoration in Chester springs. Pa., he evaluates the stability of the existing ruins and provides recommendations for structural integrity. Mike Funk will be the cost estimator from international consultants. His roles, budget and cost analysis for restoration and site improvements are over 30 years of construction cost estimation and adaptive reuse projects worked on major historic sites, including Eastern State Penitentiary in Philadelphia, which provides cost projections for Phase Restoration and long-term site planning so that's our team. And Lori, like I said, led the Phase One stabilization of the Heller barn and the Saucon Valley Conservancy wanted to stay with her direction, because she did a really good job on putting the project together. They developed a step-by-step process for the restoration efforts aligned with community goals and budget considerations, they have Phase one is the initial assessment and planning. We have feedback meetings. Phase two is the master plan development. Phase three is the final report and public engagement. And then there's a schedule. And the cost breakdown comes in at \$40,910 plus reimbursable expenses of \$1200 covering everything that's listed here. Community and Economic benefits, this preserves one of the last prerevolutionary farmsteads in the region, which I think is very important, it creates historical interpretation programs for schools and visitors, highlights Pennsylvania German barn architectural in a heritage site.

Cheyenne Rieman

What page are you on?

Priscilla deLeon

These are my notes. I'm reading, I just made an outline of this.

Cheyenne Rieman

Okay, sorry.

Priscilla deLeon

That's okay.

Cheyenne Rieman

I was following along. And it stopped. I was confused.

Priscilla deLeon

I was kind of going by headings. Okay, so five is the Cultural and Educational value as I said, it's one of the last pre-revolutionary farmsteads in the region that creates historic pre interpretation programs for schools and visitors which would align with the schoolhouse. And Kathy is here from the schoolhouse, they offer third grade programs, and this could be an educational program, also public and recreational use. Develop the barn ruins into a safe and accessible gathering space. Enables yoga classes, craft fairs, music events, seasonal markets, connects with the walking trails, picnic areas, scenic overlooks, very close to the rail trail attracts heritage tourism to Lower Saucon. You know, I'm just going to sidetrack for a second. You know, most of us have Bethlehem, Hellertown, different addresses, and most people don't realize there's a Lower Saucon Township. And you know, I think we need to highlight that and promote it for tourism, so it generates revenue from weddings, for the conservancy, private events, festivals. And encourage is, encourages partnerships. So, on February 19, we're going to be presenting this plan to the township council for review, and our reason for making presentations to the various groups is to hopefully get a letter of support from your organization and to support this project so that we have your support for us. I guess we can start the PowerPoint. So, I have to admit, I'm not a pro at PowerPoint. In fact, when I presented this plan on the other week to Laura is laughing to the Parks and Rec board, I had march 2025 and I'm like tonight, when I was going over this, I went, what? So, I had to change it. So, what's in front of you? It says March is probably on it. But anyway, you must forgive me. Anyway, I had to put it in two different two different parts, because it was so big and so many pictures that I didn't know how to squish it down to make it like emailable. So, I thought, well, I'll just cut it down. So, I kind of did one for the park and one for the barn. So, but it's really one effort, you know. So, okay, so this is a slide, and for those of you, I got to figure out this pointer doesn't Okay. Well, the first is the, I don't know what happened to it. Is the arch, and that was done in 2010 the conservancy did that, and Laurie, like I said, led the effort for that. And then, for those not familiar, that's the hell or homestead. The smaller building is the widow's house, the larger is the main house, or the Heller house, depending on what you call it. Okay, next slide, please. Okay, so Lori has prepared this, this letter, and like I said, we just got over it. So go ahead. So, as I said, we're hoping, we're hoping to get a letter of support, and at the Council meeting on February 19, we're going to ask for approval to approve the plan and authorize Brien Kocher of Hanover engineering and Douglas Reid, he's a historic structure consultant, to provide advisory, technical assistance as needed under the direction of interim manager Cathy Gorman. And again, I said this was requested by Laura and I, so go ahead. The Conservancy co-founded January 7, 1993, I was a founding member. That's a whole another story for some other time when we're at the Homestead and we're learning about history. But anyway, it's a non for profit. It's dedicated to work in partnership. It leases a 2.2-acre track from the township. Go ahead. We again the mission statements, go ahead. Objectives to restore the homestead property. Go ahead. And we're here for the master plan. So go ahead. And then that's the outline. In red is the tax parcel. There's in two parcels. The 2.2 acres is the homestead, and the other 12-acre parcel is the whole thing's the park. But it goes from Friedensville to Skibo Road, which a lot of people don't realize. You can only access it from the freedom bill, which is difficult on Skibo Road. Years ago, I did it, but I'm little old now to do that. So anyway, so that's the parcel, so it's right below Society Hill. Go ahead, if you can squint, you all you have, I don't know if that's in the slide thing that that's in the National Register application, and it shows the different various buildings. Go ahead, and I wish I had this thing. Why can't it work in front of the Homestead? You'll see little little markings that show a railroad if you go past the Homestead, Skibo Road, there's a quarry in the back there, and there was a railroad there, and it actually went to the Thomas Iron place. So, history. Okay, go ahead and again, that's a Sanborn map for those of you not familiar. Years and years and years ago, an agency for insurance purposes. They went around and they drew the houses and structures on a

map, Sanborn maps, and they identified hazardous materials and whatever. And if you look at that in the lower part of the slide, you'll see crosshatch that was the wood frame barn that was there, and above it is the stone barn. And when I was familiar with the homestead in 1988 it was all, you could see was the foundations of the wood barn, but you can see all the different outbuildings. So go ahead. Right, and again, that's, that's the site. Go ahead, and I can't see sideways. So, it's owned by the township, and it's 14 acres. And the building, the two-part building, was built in 1751 and it was renovated in 1935 to the popular trends of the colonial revival movement. And you can see the fenced area is the herb garden. And in this in between the herb garden and the smaller building, you'll see the root cellar. Go ahead, please. It represents one of the few revolutionary colonial farmsteads in our region. And if anybody's good with cars, you can kind of date the picture by the car in front of the barn. So, about cars? Okay, next slide please. Then after the Hellers lived there for a long time. Charles Steve was a descendant of the Heller family, and he built a sawmill, and they used, they used to call the hill going up Friedensville, Stevers Hill. This picture was taken in 1915 and it shows the Stever descendants on the wagon. And I was fortunate enough to meet one of the, I forget her name, Mary. Was it? Mary Stever, anyway, I did meet her. She's now, of course, deceased, but go ahead and the Geyer family lived there in 1934 and they're the ones that were responsible for the renovations. So go ahead. So, there's fishing, there's a nature trail, which is on the table. A lot of people don't know there's a nature trail there, and again, it's a close proximity to the popular Saucon Rail Trail. Okay? Next slide, please. Other resources on the property or Widow's house built in 1815 the root cellar was mid-19th century, and the ruins of a large stone and farm barn. And then, go ahead. All right, next, that's lot of that stuff was taken out of the register book. Go ahead. And then the conservancy decided that they would interpret the rooms to be whoever lived there during a certain period. That's how they furnish the rooms. So, the 1950's kitchen, and then we have the old-fashioned living room with your big ash trays. And that's how I remember that. And Tom and then Sally Morris donated the English Lake District furniture for the Victorian living room. And if you look in that the girl in the corner with the white dress on, you'll see kind of like a piece of furniture that was the Heller or cradle came over from Germany with the Heller family, and that's there, and it was donated, I knew I'd forget somebody's name. She was a Perma Bokan who lived in Hellertown. She was a Heller descendant, and she donated that to us. So, when I say us, the Conservancy and then the widow's house, again, period furnishings per different air errors, go ahead. The root cellar, go ahead. The herb garden, garden, go ahead. And then activities that the conservancy did, where they had art gallery exhibits go ahead and young artist exhibit go ahead and reenactors would come and do History Day in April and November. And they did that. We did that for many years. It would always rain. But anyway, then we have the map, which is on the table, which is an interpretive nature trail, and so that's pretty cool. Next one, please. So, it would be nice to have a place for movies, for exercises, for dancing, for whatever, taking wedding pictures, private events, and it has the potential to provide 1500 square feet of unique outdoor. Gathering space, and that's just the barn inside of the barn that doesn't count the other acres to the parcel. So that's my first part of the slide. So, we'll go on to the next one. Actually, it was pretty fun putting it together. Finally got to know what I was doing. So, this is the barn and was a beautiful English Lake District barn. Go ahead Carol, and this slide was on the other one.

A. Discussion and Recommendations - LR Aument LLC to Prepare a Master Site Plan for the Heller Homestead Park
Priscilla deLeon

Lori Aument, again, she's prepared the estimated probable cost letter. Go ahead and again. I'm here, and I already said this. So go ahead and again, the 2010 stabilization phase one for the arch. And if you notice on this picture above the door frame, there's a little hole. Can you see that right there? Okay, when we were restoring that arch, some of us wanted to fill it in. Some of us didn't. I said the hole is specific. It was there for a reason. Leave it open. So, we ended up leaving it open, and you'll see why. So, go ahead, that was before the stabilization. You can see how the arch stone was separating. And actually, the stone barn. There were two sections to the stone barn. This was the end section where the wagons got driven in. And eventually they didn't do that anymore. I don't know why, but they filled it in with stone and put a little door on it. So go ahead. Pennsylvania German bank barn. There was a book Pennsylvania German Barns by Charles Dornbusch and John Hill that was redone by our beloved Bob Ensminger. If anybody knows Bob Ensminger, he was just a phenomenal man. What's that?

Kathy Pichel McGovern

He visited my barn and Ginger Petrie's barn. When we were on the barn tour.

Priscilla deLeon

Petrie dish. That's what he called Ginger.

Kathy Pichel McGovern

He was unbelievably knowledgeable about barns.

Priscilla deLeon

He's referred to in the world of barns, the godfather of Pennsylvania barns. That's how if you look up his name, you'll be very impressed. So, go ahead, we were very fortunate to have him on our on our board. So, one night, I'm bored, and I couldn't sleep, and I got up and got on the computer. This is early, early computer days, slow internet service, and I was bummed out about the meadows, road bridge, and somehow, I must have typed in stone barn instead of stone bridge, because all of a sudden, I'm in the Library of Congress, and I thought I was going to be arrested. I didn't know how I got in there. And it said barn, stone barn Hellertown. And I'm like, stone barn, Hellertown. How can that be? You know, I would never Google that. You know what I mean? I would Google Heller or barn. Well, you know, it wasn't. Today's world isn't called the Heller barn. So, anyway, so I found these beautiful pictures that were taken by, again, that Charles Dornbush was his name you saw on the other one. He was a photographer, and he was hired by the state to do the Historic American Building Survey, and he went around the cut the state and did all these magnificent barns. Casillo's barn is in that there. There's like four, four barns from Lower Saucon that's in there. I don't remember all of them right now but go ahead so I see these beautiful pictures of these barns, of a barn, and I'm looking at it and I'm thinking, I know that barn, but again, it was stone barn Hellertown. And told threw me off. Well, anyway, I can't get this bread thing to work. But anyway, the first picture is the English Lake District barn, and if you notice there's a little roof over the bottom barn doors, okay, well, in order to keep that to build that little piece of wood, it was in those little holes. Kind of went in those little holes. So, that's why the holes there. Anyway, adjacent to the stone barn is the wood frame barn. And so, they took that photograph, and then the other one, you can see how much bigger the wood barn was, wooden frame barn, compared to the Stone barn and the immense size of the beams in the in the barn. I mean, it's just mind boggling. And the Geyer family, like I said, lived there, and if you look at the third picture in the little white building there, that was the chicken coop, and that was their play house or their den, or their boys room, I don't know. And they called themselves the Apache's, and they actually wrote that on there. So, if you look, it says Apache. So anyway, it's Type E, Northampton County, West of Hellertown, about 1770 Library of Congress. So, go ahead. And like I said, the pen roof is that roof that I talked about. And again, there's, you know, I'm not going to read all that stuff. You can read it. Go ahead. So, I was looking at an article, and on July 17, 1890 that large frame barn that you saw in the photos were leveled to the ground by a tornado. We actually had a tornado in the area, and it leveled the barn. So those photos were taken in, I don't know 1942 somewhere around there. So, what happened between when it was leveled in 1890 to when it was in those pictures, who built that wood barn? So, I would love to know, as some old timers here, what happened who built that? When did it get built? But anyway, so the brand the barn probably stood for the 1941 then they call it a HAB study. So, no one knows what happened to the large frame barn after that, the magnificent English Lake District barn weathered storm after storm until 1998 so anybody that has any information, please let me know. Okay, next slide, that's the article that it was in. And again, there's these. The other picture you saw before. Go ahead and of course, you have beautiful pictures. I love the snow. I love to see barns in the snow. That was undated, and I don't know who took it, but wasn't that beautiful? Go ahead, and that showed the out buildings, the that wasn't the spring house. I think that was just, I forget what it was, out building. Go ahead. Then when I got on council in 1988 there was a size, a whole the size of a baseball in the in the roof of that barn. And year after year, it just collapsed more and more and more until it was half of a roof gone. So that picture was taken in 1993 so go ahead and these are again, in that same time period that we saw half the half the roof gone go ahead and again, you can see the little hole much better where these and you can see all the little holes going across next slide. And you could see, if you look, there's a diagonal crack going down the barn. And it was visible. And most people think that, because of that, crack is would didn't help, help it collapsing. Also, rumor had it that, and I'm not sure, the main beam that went across the top of the roof, somebody had cut it to do something to it, and was using it as a pulley or something, I don't know, and that that was too much for the barn. So go ahead, next slide, next slide.

Then one day, I was in a meeting, and we had beepers and the manager's beeper thing went off, and I'm like, goes. So, he came and he said, Priscilla, I need to see after the meeting. I said, Okay. He says, well, hate to tell you, I have some bad news here. The Heller barn collapsed. And it was February 26, 1998 and it had rained for like five days in a row, and it just rained and rained and rained, and the barn couldn't take it anymore, and it just collapsed, and it pushed out the front, and I called it the cave. So anyway, the township deemed it in danger, and brought down all about 1/3 of the barn, and left the stone arch, and now it just stands proudly. So, go ahead and you can see how it would just, it just kind of pushed forward that weak section in the front. Go ahead. Go ahead. And so, most of the barn was still up. I don't know where the danger was, but that was not my call. Go ahead. And that's from the other side looking where there were Windows actually there. Go ahead. And I just thought I threw the horse in there for fun. Go ahead. So, over the years, the conservancy held many barn tours, and money raised was earmarked for the preservation and that helped paid for the phase one. Stage one, phase one, the art stabilization. Go ahead and again, just some more nice pictures of the barn with a little outbuilding. Go ahead now. So, there's a dream here. If you can do this someplace else, you can do it here. We don't know how much stone is there. We don't know how far we're going to get. We don't know the structure; how strong it is to build on it. We don't know any of that. That's why we have to hire this person to come in there and do this. So, this is Lockridge Furnace out in Emmaus, or Macungie, or somewhere out there. I've never been there. I've seen pictures of it, and I just think it's beautiful. It looks so beautiful. And I love the snow. So, go ahead and there's other pictures, and I got these off their website, so there is hope. I mean, they've done this other place with ruins. So next slide please. And this was one of the first things that I found on the old internet when I looked up ruins. This was at Washington Lee University, and this building had burned, and they saved it, and they decided to save it as much as they can, because it meant something to them and their community, and they needed to save it. And then next slide, please. It is now on the National Register, so it gives me the goose bumps when I think about that. So go ahead. And now we're back to the arch. And go ahead. And if you read, do you have Terry Clemons letter? Yeah, they're there, okay. And so, he was asked about the open space money, and we can use open space money for, let's see, to develop, improve, design engineering and maintain property acquired for open space benefit or benefits. So, there's his letter. Go ahead. And so tonight, I'm here. We're here to request a letter of support and recommendations to council for the 19th and again, it's to direct Lori to develop the plan and authorize Brian and Doug under Cathy's direction. And next slide please. And that's my presentation, and I'll be here for questions. And if you're not a member, please join not only our organization, but the Lower Saucon Township historical and the Hellertown grist mill, because they all need to be helped. So, thank you for your time. So, does anybody have any questions? Yes?

Kathy Pichel McGovern

I didn't see unless I missed it. Do you have an estimated cost?

Priscilla deLeon

Yeah, yes, \$40,000 it's in the thing.

Cheyenne Rieman

That's for engineering...

Priscilla deLeon

And that's to create the Master Plan and the outline for the stages of the barn stable, you know, rebuilding it, but doesn't include costs for the to rebuild it. It's just the plans and engineering and all that stuff. So that's where we're at now.

Kathy Pichel McGovern

And then, once they do this, then they'll give you a cost of what they think it's going to cost to rebuild it? Like once they do the planning and the site survey.

Priscilla deLeon

The estimator is going to be doing that.

Kathy Pichel McGovern

What is this?

Priscilla deLeon

The estimator is supposed to phase it out for us to do fundraising.

Dru Germanoski

So, that's the plan right now is to evaluate what assessing the options are moving forward to revitalize this, rebuild it, etc, and then the plan would be to try to generate a capital fundraising campaign, to raise the funds.

Priscilla deLeon

But not for the enough for the engineering work that'll come out of open space funds, but to rebuild it, to pay a contractor to come in, then that has to be fund raised.

Dru Germanoski

Just to be clear to the committee here, you know, I trust everyone read the materials in preparation of this meeting. So, there was a letter here, and now I'm getting them all mixed up. From Clemons, Richter and Rice and the attorney Terry Clemons interpreted the language of the open space plan to point out that annually, up to 25% of any accumulated balance of the fund could be used, as Priscilla pointed out in the presentation, in particular to develop, improve design engineering and maintain property acquired for open Space benefit or benefits. So, apparently, that is an acceptable use of open space funds. Cheyenne has a question.

Cheyenne Rieman

I do have a question. When I was reading this word said on the 2016 Levy, you can only use on the 2016 levy that was imposed, you can only use 10%?

Priscilla deLeon

There were three years, right? And one of them is only 10% one of them, there's a 25%.

Cheyenne Rieman

The first two are the 25% the 2016 was the one that was 10% what...

Priscilla deLeon

There are Millions of dollars in there? I'm not going to figure it out.

Cheyenne Rieman

I guess what I'm asking is, so the first resolution, or first ordinance was done in 2006 right? That was good for five years. And then there was 2011 that was five years. Then there was 2016 for five years.

Priscilla deLeon

Right. And it's all in the same pot.

Cheyenne Rieman

Right, so that means, though you can only use the 25% for those first basically 10 years, and then 10% for that third term basically, if you want to look at it as terms, to break it up, correct?

Priscilla deLeon

When you say 10 years, what do you mean by 10 years?

Cheyenne Rieman

There's basically 3, 5-year terms.

Priscilla deLeon

Right.

Cheyenne Rieman

So, the first two, you can use the 25% but isn't the levy, didn't it say 10% of the funds raised in the 2016 levy can be used for that stuff?

Priscilla deLeon

Right, but....

Cheyenne Rieman

Don't you have to factor it then, it's not 25% of all three of those, basically all 3 15 years. It would be 25% of the first 10 years, and then 10% of that third term from 2016 to 2021, correct?

Priscilla deLeon

Right.

Cheyenne Rieman

I just want to make sure I'm understanding this.

Priscilla deLeon

No, no, you're right, but I didn't figure it out. So, I don't know what the numbers are. Do you know what I'm saying, but I know there's enough in there to do this. Do you know what I'm saying, no matter which...

Dru Germanoski

What's 10% right, 10 years and what's 25% of the other.

Priscilla deLeon

It's \$12 million so it's...

Chad Heimbecker

Evenly over...

Priscilla deLeon

Cathy can figure that out. I'm sure Cathy can figure it out.

Cheyenne Rieman

Tax increases were not the same from 2006 to 2021, correct?

Priscilla deLeon

I'm having trouble hearing you with the noise.

Cheyenne Rieman

I don't have a microphone. So, what I was asking is that the taxes weren't the same from 2006 to 2021.

Priscilla deLeon

The taxes were 1.25 every year, but the legislature said that we can only spend 10% that one year and 25% those other two years the state legislature.

Cheyenne Rieman

So, it's just that one year is the 10%? It's not what was imposed with that ordinance that was passed in 2016?

Priscilla deLeon

Our ordinance that we past, the referendum, language that we used, is not what they based this on, because the state changed it and allowed back. Then you couldn't do a maintenance. You couldn't use it for maintenance. Could not use a penny of it for maintenance. And then over the years, the state legislature

changed it, and they said that now you can do these, whatever the letter was. Session 2021 though. So, that would be.. When you say 2020..

Cheyenne Rieman

It says that he read the legislator the House bill 1523, of session 2021 that would mean that doesn't actually take effect until that point, so you would still have the 10% from 2016 to 2021, correct?

Laura Ray

Well, the \$40,000 cost is going to be way under what we collect.

Cheyenne Rieman

Well, I think it's important to have this conversation, because it's you don't want to throw 40,000 if it's not going to be lucrative on the back end.

Laura Ray

Lucrative on the back end?

Cheyenne Rieman

Like if all the cost. If it doesn't make sense, why spend \$40,000?

Priscilla deLeon

What does it make sense?

Curt Balch

Cheyenne, what I'm hearing is effectively the idea being a \$40,000 expenditure for a plan that what it's going to estimate for actual complete historic renovation is going to fall far beyond what's possible to do with available funds as to that.

Laura Ray

The rest of the capital isn't meant to come out of open space.

Jennifer Helton

Yeah, it's cap. They're going to do capital.

Cheyenne Rieman

It's but it's in total.

Jennifer Helton

It's just not with the Township.

Cheyenne Rieman

What year was that arch done?

Priscilla deLeon

The arch was done in 2010.

Cheyenne Rieman

What was the expense for the arch? The actual construction?

Priscilla deLeon

I'd have to go back to the conservancy records.

Cheyenne Rieman

Can you make that part of your presentation with council?

Priscilla deLeon

Sure.

Cheyenne Rieman

What was all the engineering and then what was the actual expense was to erect it?

Priscilla deLeon

I wouldn't have access to that information. How would we have access to that was, what? 15 years ago?

Laura Ray

Treasury Reports.

Cheyenne Rieman

It would serve as a good outline to say, hey, you know. But how many years ago now? 14 years ago, now, it cost this much to do just that one section, you know, now you add inflation to that, and the whole scope of a project, right? You know, is where I'm like, I think that's a it's a big spend. And I think before anybody makes a recommendation to say, yes, spend this money, it's like, you can get some preliminary data that's not going to cost \$40,000 is where, that's where I'm going with my questions. And I want to make sure that I'm interpreting this correctly.

Priscilla deLeon

You also have to understand that this is also to develop the Open Space Park plan. It's not just for the barn.

Chad Heimbecker

Could I ask that we could get a clear number for what could be used for these projects from this?

Priscilla deLeon

Oh, my God.

Dru Germanoski

So no, I think it should be possible to calculate if records have been kept, undoubtedly, records were kept on the open space plan and how much accrued year by year through the tax levies. So, it seems to me, it should be a relatively simple matter too if we parse this out from the different dates of 2006, 2011, 2016 there should be records that indicate how much money was raised year by year in the open space fund. And then it's simple math to determine what 10%.

Cheyenne Rieman

Well, that's what I was asking.

Dru Germanoski

What those intervals are, and what 25% of the subsequent intervals are. That's something that we really need as an open space committee to manage this fund, to make recommendations, recommendations of this sort for maintenance and development and so forth. Because it's not 25% of 12 million, right? It's going to be 10% of something that third and it's going to be 25% of another fraction of that. But it strikes me as a rather simple calculation for the person who knows how much was raised on a year-by-year basis that, those records must have been kept.

Jennifer Helton

I know. Can I interject, when you read this that HB, 1523, and 2021 basically says 25% of the accumulated balance. It doesn't break it down for 2006, 2011 and 2016. It's 25% now that the funds can be levied authorized in the development, the improvement of design, engineering and maintenance of properties acquired in open space. So, I think what you're saying was true at the time.

Cheyenne Rieman

That's what I was asking. Does that supersede what the original Levy?

Jennifer Helton

That's how we're reading this, that the attorneys coming back saying that the HB, 1523, session 2021, now allows 25%.

Dru Germanoski

That last paragraph on the second page certainly does seem to summarize it that way. It says, based on the above, it is my opinion that the Act permits up to 25% of the funds raised to the open space levy to be used for any of the purposes stated under four I above. So that summary statement suggests....

Cheyenne Rieman

Read the last sentence where it says, however, only 10% of the funds from the 2016 levy can be used for such purposes.

Dru Germanoski

Yeah, that's a caveat, isn't it?

Laura Ray

So, we have one bucket at one percentage and another bucket at the higher percentage.

Cheyenne Rieman

When I'm a little confused with them, I'm like reading this, it's like the improvement of the open space. I mean, the parcel is already in open space.

Jennifer Helton

Yes.

Cheyenne Rieman

So, it's not necessarily a gain for the township, per se, towards open space. It's a gain for the Conservancy as a money maker. And that's, that's fine. It's not knocking Conservancy. But I personally would rather see that used for other parcels that are not in open space, I think more aligns with what the mission statement of the open space program originally was. I mean, you're taking it, that's going to that's that project. Even \$40,000 you could apply that to a parcel.

Dru Germanoski

Even the open space referendum stated that a percentage, then in subsequent years, that a percentage could be used for maintaining, developing and engineering the properties accumulated through the open space program.

Cheyenne Rieman

No, I read that. I'm just saying I think....

Dru Germanoski

On the one hand, I think one thing we have to do, regardless of this request, in light of this, of this memo is to ask someone in the township who has access to the records of the amount of money raised over these various time periods to parse out how much of the funds raised under 10%, what is that some and then, what is the 25% of the other funds? And then we could, and then we would know, in each case, how much of that 12 million can be used for the stated purpose here. I'm not going to keep saying improve design engineer over and over, but the stated, in essence, maintenance program versus what can be used for acquisition of open space so and then, from what I gather, there have been decisions I would ask Laura Ray and Priscilla to if, from your knowledge on council, I understand that funds from open space have been used for these purposes and other properties. Is that true? Or is it not?

Priscilla deLeon

So, just to purchase.

Laura Ray

I think some maintenance.

Priscilla deLeon

Some maintenance for the parks, yeah, but not a lot.

Dru Germanoski

Right. So there, some of these funds are already being used by the township, and they are allowable. I mean, the legal interpretation indicates that they are so going forward, I think what we what I think we should do is entertain a motion to request that the appropriate people in and the township offices work through the numbers and provide a summary of what open space funds were raised during each of these stated time periods, and calculate The 10% and the 25% of the appropriate time period. So then, moving forward, open space would know how much of the monies in total, what percentage of the total funds can be used only for open space acquisition, and how, what are the funds available for maintenance and development, etc. Then we're not guesstimating, we're going to know. But frankly, if you take 25% of even the more recent funds, clearly, 25% of 12 million is going to be a much larger number than \$40,000.

Kathy Pichel McGovern

Sure. So, I, hear you, but at the end of the day, I think you're creating a lot of work for that's not really necessary. You know. You know what's in open space. You know what's being requested. You also know that the repairs are not going to be covered by open space. You also know that this property is the backbone of our whole community. So, to me, I don't know why you wouldn't approve of this, because it's legal and it's allowable, and it's probably .05% or lower of what we're going to use in open space, and it's our namesake. I just you know, the money, the work is going to come in renovating this thing, that's where the money, that's where the time and the money is, and that's not our concern.

Dru Germanoski

I'm not arguing against whether we should recommend whether funds be taken from open space for this request at this moment by pointing out that I think we also I think they're two separate issues.

Kathy Pichel McGovern

They are two separate issues.

Dru Germanoski

One is we need to get a clear understanding, literally to the dollar, of what portion of open space can only be used for open space acquisition, and then that's going to be a running tally. From year to year, right? But I think, however, who, whoever is managing that money, the money sitting in in the township coffers, as it were, the money is being utilized, and decisions are being made, but at the moment, they're not being made with a clear understanding of what the exact number of dollars are available for each of those two categories of use. So, I think before the night's over, we should talk about that as one thing and perhaps make a simple motion to have township do those calculations. I think, I mean, frankly, not to sound arrogant, but if you give me those numbers, I could tell you in 15 minutes what they're going to be. So, it's not a lot of work for someone to do that. That's one issue.

Laura Ray

I think you already made a motion if we want to finish it. I think you already did make the motion to get a summary of the dollar amount.

Dru Germanoski

Yeah, and that takes care of one issue at the moment that we need to do anyway. I think so. Okay,

Jennifer Helton

I second.

Dru Germanoski

I'll move that we have the township calculate what percentage of the open space funds can be used for maintenance and development, etc, versus what can only be used for open space, taking into consideration and parsing out which amount of the money raised during the era governed by the 10% limit and what percentage governed by the 25% limit, so we would actually have actual dollars for decision making going forward.

Cheyenne Rieman

I'll second that.

Jennifer Helton

I second it already.

Dru Germanoski

I just want to remind us, then, if we call a vote here that I request, we raise our hands again, just so Carol can get a count of the vote, because she has to read, she doesn't report who voted, how, simply what the vote was. Okay. Is there any further discussion of that motion before we vote on that motion? Discussion? I view it as a separate, there's no contingency in that motion to say that we do not take action on the request before us. Otherwise, okay, so those in favor of the motion say aye.

EAC

Aye.

Dru Germanoski

Those opposed. Okay, so it's unanimous. Okay, now we can address the issue of the request a recommendation to council to request that the \$40,000 and more precisely, whatever the actual, the actual dollar request is for \$40,910 so that's what we're considering.

MOTION: Dru made a motioned to have the township calculate what percentage of the Open Space Funds can be used for maintenance and development versus what can only be used for open space, taking into consideration and parsing out which amount of the money raised during the era governed by the 10% limit and what percentage governed by the 25% limit, so we would actually have actual dollars for decision making going forward.

SECOND: Jennifer Helton, 6-0-1 (Allan absent)

Chad Heimbecker

Can I, first off, I appreciate your presentation. I was going to ask what happened to the barn, and you told me.

Priscilla deLeon

Wood barn?

Chad Heimbecker

So, I appreciate no just in general. Yes, I grew up in Allentown. I moved here in 2013 so I'm not intimately associated with Lower Saucon Township history.

Priscilla deLeon

Yeah, the new still a knife in my heart because of that barn coming down. But that's a whole another story. There was a knife in my heart.

Chad Heimbecker

Because of what?

Priscilla deLeon

The stone barn.

Chad Heimbecker

Because I'm from Allentown? I thought that really offended you. But so I appreciate that, because I didn't know that history. So, how does a wooden barn disappear? Right?

Priscilla deLeon

1890 a tornado, then it had to get rebuilt, because Stever was a sawmill. He had a sawmill there, so he probably built the wood barn. It made would make sense. A sawmill person would do that. But then in 1941 when those pictures were taken in the Library of Congress, the barn was there again. So how did it come back? And, you know, he must have rebuilt it. But then what happened to it after that? I mean, I became familiar with the barn in 1988 and it wasn't there then. So, I don't know.

Chad Heimbecker

So, I guess who was the owner or caretaker of the property when it collapsed?

Priscilla deLeon

The township.

Chad Heimbecker

The township, and not the conservancy at the time?

Priscilla deLeon

What's that?

Chad Heimbecker

Was it the conservancy, or it was the township?

Priscilla deLeon

The township has always owned it when Hovnanian a little side history here, Society Hill and Society Hill, you know how people come before you and ask for donations for women's and developments, right? Well, when Society Hill was built, they had to dedicate open space to the township, and we wanted land, not money, so they had to give us 14 acres of open space and land. They gave us 14 acres from the creek. Okay, I was brand new on council, so I'm reading everything I can get my hands on. And I read the open space ordinance, and it said it had to be prime developable land. And I said, excuse me, that is flood plain land. Why are you giving it to us? And they said, oh, and we got Southeastern Park, 14 acres of land. So, they gave us buildable land, and we got a park out of it, plus we got the Heller Homestead. They didn't take that away. So that's, that's how we got that.

Chad Heimbecker

It's definitely tragic watching it fall apart and not being maintained through that time and fall into such disrepair, and now we have to come back and clean up the pieces. But I'm very supportive of this whole idea. You know, you look at what they've done with the steel stacks. You mentioned Lock Ridge Park. I have pictures in my house, my family from there. You mentioned Eastern State. If you've ever get down there for a Halloween event that they do, it's a make like it's scary, it's fun. So, something similar in that vein, that people can gather to for photos or events, anything like that, makes a lot of sense and helps bring our community together. How much of this has already developed in as far as the Nature Trail, any of this?

Priscilla deLeon

The whole thing's there?

Chad Heimbecker

Oh, this is there. I've never been to the facility.

Jennifer Helton

So, if I can add, we're meeting out there on Thursday to walk the property. But I went out there last weekend because I didn't know it was next Monday. Sorry, it's beautiful, it overlooks. It's very small. It's not like, you know, yeah, what you can walk. But there's some picnic tables, and some benches. It overlooks the creek. It's pretty high, it's very it's a very nice passive Park. And so, the stock and Creek watersheds, trying to see what we can do to help in restoring the riparian buffer. But it's, I was amazed.

Priscilla deLeon

It's a hidden jewel.

Jennifer Helton

It is a hidden jewel. We have a lot of them in Lower Saucon.

Chad Heimbecker

We have this money set aside for open space, right?

Priscilla deLeon

We have what?

Chad Heimbecker

Open space funding that set aside. The \$12 million, right. Supporting this to acquire properties as you as we are all working on to preserve and protect in our township, that's great. At some point we've talked about this, we're going to run out of properties to purchase. Right?

Cheyenne Rieman

There's still a lot.

Chad Heimbecker

There's still a lot, but that's not to say that we shouldn't invest further into the ones that we already have to add value to them. So, in that situation, I feel that this is something that we should be behind for the environmental benefits behind it, and the community aspect, and the history of our township and Hellertown as well.

Dru Germanoski

So, for some perspective, I just did some quick math. I took 12 million. There's 19 years' worth of open space funding. So if you take 12 million, divide by 19, there were about 10 years under each category, 10%, 25% so I took the annual \$600,000 whatever times 10, and what you end up with when you take just 25% of 10 years of that time, there's one \$1,578,947 so basically 1.6 million available from in the open space fund for maintenance at the 25% rate, obviously, then the other 10 years would pull down. Basically, I would have to go back a number. But again, you're it's going to be it's going to be at least \$500,000 added to this. So, you'd be up to \$2 million available for maintenance, development, etc. So, it's a and then, you know, I'll just do this. Well, we could take the \$40,000 and see what percentage it is of this one 1.5 million. Let's see. I'm going to do 1.6.

Chad Heimbecker

Well, while he's doing that real quick. My only commentary back on the whole idea is the parking.

Priscilla deLeon

I know that's a that's a downfall.

Chad Heimbecker

And the Water Street Bridge, if there's any widening project there in the future, would be considered.

Jennifer Helton

They just repaired that bridge.

Priscilla deLeon

They just re-did that do it.

Chad Heimbecker

I am always just thinking.

Kathy Pichel McGovern

You're right, and you're right because they made it now standard, you know, for the trucks and stuff like that. So, they really widened it. Never know what's going to happen in 20 years.

Priscilla deLeon

Fortunately, we have a good relationship with Hellertown. And when we the Conservancy has events, they let us use their park to park or street for Park, yes. So, the other thing is, which is the township does or can, and they may have done it over the years, they can use that for like, maintenance issues. So, if there's a new roof, like, you know, at either the schoolhouse or the homestead or whatever, they could use that money. But I also want to say that when the Phase One stabilization for the arch was done, the township didn't pay one penny towards that. That was all money raised by barn tours and conservancy donations, you know, people donating to the conservancy, and that was all paid for by the conservancy, not the township, and nothing to do with open space.

Kathy Pichel McGovern

You have the DCNR grant grants here. I saw it.

Laura Ray

It wasn't specifically for this.

Kathy Pichel McGovern

It was not okay, but that's available.

Laura Ray

It's just FYI.

Priscilla deLeon

But that's why I was, I was excited about this park plan because of having the stream frontage that we could that's why I involved the watershed folks, so that it would be.

Kathy Pichel McGovern

I understand. My question is, I finally found my agenda. Here it is, do we know the 2025, dates for the grants, for the DCNR grants.

Jennifer Helton

It's March. That's really quick. That's why we're meeting.

Chad Heimbecker

It closes in April.

Dru Germanoski

So, another way of thinking about this at the moment, the issue at hand is a request for the EAC to consider, recommending that the \$40,000 almost \$41,000 to do this assessment, come from the open space maintenance fund, if we call it that. And we know that just within a period of years that 25% was allowable for this sort of use, \$41,000 comes out to 2.5% of it. So, it is a very small amount as a percentage, and that's just out of what's available for maintenance. It's not touching the portion that's the 75% as it were, that's only used for acquisition. And to put that, put this all into perspective, looking down the road. Ultimately,

the plan is to raise money through capital, fund camp, capital fundraising campaigns, grant writing, and probably a variety of different sources. However, you can't write any of those proposals or have fundraisers effectively when you don't know how much money you're trying to raise to accomplish the overall goal, this is a sort of seed money, a prerequisite to determine how much money would be necessary to renovate this barn and rebuild this barn, in essence. And if you don't know how much you need, you can't ask anybody for, you know, a blank check. So, I think the question is, do we think it's prudent to use two and a half percent of not even the total that's available for this sort of use, but two and a half percent of what accrued over a 10-year period when 25% was allowed, there's still 10 more years of open space money there were 10% is available. So, I think that's the question before us. Do we think that's a prudent use of a relatively small percentage of the funds available.

Jennifer Helton

And it is open space now.

Dru Germanoski

It is open space.

Cheyenne Rieman

I have a question. So, I just, I guess I'm getting hung up, because I feel like there's a lot of preliminary stuff that could be done without spending \$40,000 so like the Lutz Franklin Schoolhouse is a good example of a similar project where they actually moved it. Does anybody know why they didn't move the Lutz Franklin Schoolhouse? Whatever they did there. They threw a bunch of money in it.

Kathy Pichel McGovern

They put a new they had....

Cheyenne Rieman

They did the whole thing didn't they?

Kathy Pichel McGovern

Not the whole thing.

Cheyenne Rieman

The schoolhouse.

Kathy Pichel McGovern

They did spackling, what's it called? Masonry.

Laura Ray

They re-pointed.

Cheyenne Rieman

Almost the whole thing, didn't they? So, like, you can look at and say how much money was spent there, and that's a fraction of the size of this barn. So, as my concern is, you know, especially when you start getting into the historical and you want it to be built time period correct, which you know, everybody, I think, do you know what? What happens if they come out and they say it's going to be 10 million, which I mean, could very well be the case, because it's a huge understanding.

Chad Heimbecker

Is the intent to reconstruct the barn?

Cheyenne Rieman

Well, hold on a second, that's my other question.

Priscilla deLeon

That's why we're doing a phased approach. So, we build the phases as we get the money. And it could look like a ruin, like that place, or it could be built off, you know, side it and roofed. It depends on how much, you know, phased over time.

Cheyenne Rieman

But before, before asking for money, why didn't anyone find out what it cost to do Lockridge, or, like Washington and Lee, like they didn't rebuild that structure, to what the structure was. So, I guess, I guess I would like to just see some. I mean, you can get free data to say, okay, before we spend \$40,000 you know, we can say, okay, these projects are similar, and then you have a basis to go off of before you just spend \$40,000 for and yeah, it's a small fraction. But over time, small fractions add up to big fractions.

Jennifer Helton

I know, but it's like needing your roof done. You can go to your neighbor and say, how much did your roof cost? And they say, oh, \$5,000 but you happen to have a higher pitch, multiple levels? And the contractor comes back and says it's \$10,000.

Cheyenne Rieman

There are things that are very comparable, the Lutz Franklin Schoolhouse,

Jennifer Helton

Let me add Cheyenne....

Cheyenne Rieman

I wouldn't compare the roof on my house to roof like yours. But I might ask somebody that has a similar size home for sure.

Jennifer Helton

One of the things this has been on our agenda for, for at least six years that I've been coming to council, the barn, the ruins, it's been a discussion. This is not new.

Cheyenne Rieman

So, it's on the agenda and I shouldn't ask questions.

Jennifer Helton

No, I'm not saying that. I'm saying this is a project that's been going on, and they have talked about it for several years, so I don't think anyone's approaching it without doing the research.

Cheyenne Rieman

But I mean asking a simple question of, you know, what did it cost for the arch that that should be. I mean, I'm sorry, and it's not knocking anybody, but I think that should be a simple thing that would have been done as part of due diligence.

Jennifer Helton

That was capital funds that the conservatory did.

Cheyenne Rieman

It doesn't matter whose expense it was, it's what the expense was. Because you can look at it and say, okay, that's a very small fraction of what that building is going to be. And if you say, okay, that was a million dollars, I'm just pulling a number out. I'm not saying it was, that was a million dollars, well now you can exponentially grow that to what the whole project is going to be. So, what I'm trying to do is save it from, and I don't care if it's 2.5% save a 2.5% from being spent. When you look at the project as a whole, and it's not going to be viable. That's what I'm getting at. And that's where I think you can get basic, simple things. And its free information, you know, I'm sure you can find what it cost to do Lock Ridge, or that Washington and Lee project, or Lutz Franklin Schoolhouse. And those are, those are, you know, smaller because they didn't rebuild the entire structure. And that's also a concern. When you look at it, you're like, is it Emmaus,

where Lockridge is? Emmaus didn't rebuild what those buildings were, Washington and Lee, and rebuild what those buildings are, but Lower Saucon Township should, and that's a big structure.

Jennifer Helton

Are you saying that it should be built to the original barn?

Cheyenne Rieman

No, what I'm saying...

Kathy Pichel McGovern

She's implying that that Priscilla is implying that it should be built back to the way it was.

Jennifer Helton

Oh, I didn't take that.

Cheyenne Rieman

I thought that, isn't that what the goal is to get it to a point that it could be.

Priscilla deLeon

It is the ultimate goal, but it may not happen based on funding, but that's the goal is to put a roof over it and build it back up. So, it's an, it's a semi-indoor facility.

Kathy Pichel McGovern

It doesn't have to be 40 feet high like it was originally.

Cheyenne Rieman

If you're getting historical architects in, they're going to build it to what it was. They're not going to say, you know, historically, I mean, you know, historically, barns weren't, I don't know, 20 feet high, you know. So that's where I'm getting, that's where I'm getting a little concerned, like I said. I'm just trying to be prudent about this before money is spent. And I don't care if it's 2% I mean, 2%.

Curt Balch

Well, in support of prudence and to split the baby. Is there a necessity to move forward with this plan, with the final master plan component, that's nearly \$12,000 of \$40,000, as opposed to moving forward with \$28,000 for the permanent preliminary stage, draft and estimates, which then we could potentially approve the final \$12,000 if the final plan seems possible, because to Cheyenne's point, it comes back with a ten million estimate. Say, well, we would get nowhere near that stage. Is it a \$12,000 master plan? If you say, you know, actually the first two stages, where it's a courtyard, it's protected walls, is a more approachable goal, maybe a million dollar project. Is the final master plan for only going that far, going to be \$12,000 or is that a more modest design for a final plan?

Priscilla deLeon

I don't know how to answer that. All I know is that by waiting for another winner is going to be more expensive, because the more water that gets inside the stone walls, it's pushing it out, and it's going to cost more money, and it's going to, we're going to lose a lot of the ruins.

Cheyenne Rieman

Well, you don't have to wait a whole winter. I mean, you can get those that other data relatively quickly. I don't feel it's something that were asked to make a decision this evening.

Priscilla deLeon

The goal is to go before Council next Wednesday and then move forward.

Curt Balch

So, it's an all or nothing.

Priscilla deLeon

Well, yeah, because we're wasting, we're losing time.

Cheyenne Rieman

How many years, when did they get knocked down? When Valley knocked the whole thing down? You were on council then, you know, so at that point is when somebody should have stepped up and said, hey, we want to preserve this instead of allowing....

Priscilla deLeon

You can read the minutes to say.

Cheyenne Rieman

I'm not knocking you.

Priscilla deLeon

Well, no, I think you are.

Cheyenne Rieman

Let's say hey, preserve what we have.

Kathy Pichel McGovern

You can't go back.

Dru Germanoski

So, what it comes out to be then with I went through in this time and again, these are estimates. This isn't, we don't even know, I'm using open space, 12 million. I don't know if it's \$12,800,000 or what, but just with rough estimates this, this looks like about 1.8% of what's available for maintenance, improvement, engineering and so forth. So that that's what we think, that's what we're looking at for the moment is, do we think it's wise to recommend to. Council to use \$41,000 roughly \$41,000 of the open space maintenance funds to develop a master plan that would then make it possible to start pursuing grants and develop a capital fundraising campaign through other mechanisms to try to raise the funds necessary to restore that barn or rebuild that barn, that's basically what we're looking at.

Chad Heimbecker

Is this just an assessment, or is this going to be the full architectural drawings for 40k?

Priscilla deLeon

My understanding is if this is approved, and she gets to work on her project, and it's the final end result. We're going to have, like, a poster to start fundraising, and this is going to be what renderings, and you know, is that what you mean?

Jennifer Helton

Yeah, it's probably. It's right here, if you read this, it talks about graphics, final proposal, the magnitude estimated cost.

Chad Heimbecker

What page are you on? Which is it? This one?

Jennifer Helton

Yeah, yeah, I don't know.

Laura Ray

Conceptual planning.

Chad Heimbecker

Yeah. Like, that's what I'm asking. Are we going to get a rendered model of what it's going to look like?

Priscilla deLeon

For paper? I don't know about a model. I would love to have one of those, like, you know...

Chad Heimbecker

Can we get a diorama that for \$40,000 because then, I'm in.

Priscilla deLeon

Some open space money.

Cheyenne Rieman

You don't know what you're getting \$41,000 it should be clear, concise, you know, like, alright, so they're gonna do the \$40,000 and then if it gets approved and passed, then you can put shovels in the ground. At this point, you don't know that's I think that's a problem.

Jennifer Helton

Hold on one second, Harry wants to say something.

Priscilla deLeon

I think her proposal was very thorough. My opinion, whatever that's worth.

Cheyenne Rieman

I'm just asking for clarity.

Priscilla deLeon

Well, my clarity is, this is very, very clear.

Dru Germanoski

Let's give Harry an opportunity to speak.

Harry Vicic

I'm a little sick, so pardon me with my voice a little bit, but, um, to the extent of what she's saying. I mean, what would, what would really be the harm of just like, seeing, like, what those things cost? I mean, aside from, like, the time it would take to get those things, like, what would actually be the harm of getting that stuff? Because, I mean, it would seem smart. I mean, \$40,000 I mean, no matter how insignificant of a fraction. I mean, it is a large sum of money. And I mean, if time is the only issue, I mean, it seems like something that could just be like Google. I mean, some of this stuff.

Kathy Pichel McGovern

It's more complicated than you think, but yes.

Harry Vicic

But I mean, if is time the only issue with that, like finding the stuff?

Priscilla deLeon

Time is of the essence, because we want to move on with this project. It's been a long time.

Cheyenne Rieman

One month wouldn't be it wouldn't hurt anything.

Priscilla deLeon

You asked my opinion, and that's my opinion.

Cheyenne Rieman
I didn't ask your opinion.

Priscilla deLeon
Well, I'm answering.

Cheyenne Rieman
You could delay it one month to get some preliminary data.

Kathy Pichel McGovern
It's \$40,000.

Laura Ray
There are some examples in here that the estimator did.

Cheyenne Rieman
\$40,000, why don't we give staff a raise if we have extra money there? But we don't want to spend that money.

Priscilla deLeon
We did already.

Cheyenne Rieman
No appropriate.

Priscilla deLeon
Stick to the topic.

Cheyenne Rieman
It's the same thing.

Kathy Pichel McGovern
It's not the same thing.

Cheyenne Rieman
\$40,000 spend it across the board of other things.

Kathy Pichel McGovern
Stop.

Cheyenne Rieman
I mean, this is kind of outrageous.

Kathy Pichel McGovern
I don't think it's outrageous. \$40,000 for this level of try and get a....

Cheyenne Rieman
Then show up with some basic information.

Kathy Pichel McGovern
You have it. You have everything that she wants.

Cheyenne Rieman
I would like to see what the arch cost. There's a perfect example. You restore a part of it.

Kathy Pichel McGovern

It was built in 2010. Tell me one thing that costs the same. Now that cost the same in 2010.

Cheyenne Rieman

You can factor just the way he factored what the taxes are. You can factor inflation. Google what somebody should be able to say when we restored the arch, this is how much it was.

Dru Germanoski

Keep in mind that we as a body can't make any of these decisions. This is just a recommendation for council to deliberate on the actual decision to spend the funds or not. And so, we were just simply asked to write a letter of support, or to, you know, to support that these funds be utilized. And I think again, important thing is, at the moment, Council and the township are making decisions on spending open space funds without our knowledge. They're making decisions, and presumably they're with they can make these decisions when they're when they're utilizing these funds in ways that are allowable. So clearly, the legal recommendation or the legal interpretation by Terry Clemons is that there are funds that are available to be used for this. It's the township Council who makes those decisions, not us. So, I'm going to make a motion that we recommend to the township Council, that they determine whether they think it's appropriate to spend approximately \$41,000 for this evaluation.

Kathy Pichel McGovern

No.

Dru Germanoski

No?

Kathy Pichel McGovern

No.

Jennifer Helton

You want to clarify?

Kathy Pichel McGovern

This cost is a drop in the bucket what she's going to do and what costs are today for an engineer, this is a drop in the bucket. So, the task tonight is for us to either approve, support them or not support them, not kick it back to them.

Dru Germanoski

I'm suggesting that council, I mean, I'm the motion I'm trying to make is to support Council utilizing this fund for that purpose. So no, no, no, no, I'm not kicking anything back.

Kathy Pichel McGovern

You started with Council is spending some of the open space money....

Dru Germanoski

I'm just pointing out that...

Kathy Pichel McGovern

I thought you were going to say, "well let's let the council decide what to do with the money". I second.

Dru Germanoski

Council is going to decide what they want to do with this, because that's their purview. I'm suggesting a motion to recommend for us, to recommend that they use approximately \$41,000 of open space money as it's allocated or as is allowed to complete this study.

Jennifer Helton

And I would just like to say that the township has dedicated itself to open space historical preservation, and we have a historical society that the township does support. So, what we're doing is maintaining an incredible piece of our history in Hellertown with the Pennsylvania barn. And what's been done, and I agree with what's been discussed tonight in support of it.

Chad Heimbecker

Yeah, and I see that we will receive one artistic perspective rendering of chosen barn restoration options.

Priscilla deLeon

Just one?

Jennifer Helton

Thank you.

Priscilla deLeon

Okay, Staples is around the corner, right?

Chad Heimbecker

You can get a little cardboard model, though, for a couple 100 bucks. I am in.

Dru Germanoski

Further, further discussion on the motion. Okay, all in favor. Aye. Aye. All opposed?

Cheyenne Rieman

Aye.

Dru Germanoski

Okay, so what was it? I don't know, I didn't count, but you have them.

Carol Schneider

5/1.

Dru Germanoski

Okay.

Priscilla deLeon

Maybe Saucon Valley School District can do one of those little models. Okay, thank you.

MOTION: Dru made a motion that the EAC recommend that the township council determine whether they think it's appropriate to spend \$41,000 approximately, for this evaluation. The EAC recommends, by majority vote, that it is appropriate to use Open Space Funds for the architectural assessment of the Heller Barn.

SECOND: Kathy Pichel McGovern, 5-1-1 (Allan absent)

B. Memo - DCNR Grant Opening

Dru Germanoski

Thanks for your presentation, Priscilla, thank you. So, we also are aware this is sort of a under new business the memo for the DCNR grant opening. So I wasn't at the last meeting, but I did read the summary that Cathy presented. So, I think with some of the projects that were discussed at that meeting, there are some opportunities for us to think about whether we want to pursue any grants. But also, the township Council itself can consider some opportunities.

Kathy Pichel McGovern

Priscilla, before you leave, if you if, if we would take, if I, let me be clear, I would take on a grant right, for something like this. Would you be able to get support from Saucon Valley Conservancy and the historic community, like not just one person running this grant, and then the council, does it? Does anybody on council write?

Priscilla deLeon

You have to, because they're the owners. I would think they'd have to write off on the grant because of the owners of the property. Lower Saucon Township.

Kathy Pichel McGovern

Yeah, right. But what about the council?

Priscilla deLeon

The Council is the township. Township is the council.

Kathy Pichel McGovern

Well, yeah, yeah. So, my question though is, do you have somebody, I guess, helps write grants? Or has knowledge of grant writing?

Priscilla deLeon

Cathy, but she's so overwhelmed, I can't imagine her taking on more.

Kathy Pichel McGovern

The historic committee and, okay.

Priscilla deLeon

I don't know anything grants.

Kathy Pichel McGovern

Got it, okay.

Priscilla deLeon

But I'll help when I can.

Kathy Pichel McGovern

You did?

Priscilla deLeon

Thank you.

Kathy Pichel McGovern

Thank you.

Carol Schneider

Dru, I just want to be clear on the vote for that was 5/1, you're not doing a letter of support, you're just doing a memo.

Dru Germanoski

Yes, I think a memo is sufficient.

Carol Schneider

Okay. I just wanted to be clear.

Dru Germanoski

In essence, it's whether we call it a memo or a letter. It's communication that council utilized these funds for that purpose.

Carol Schneider

I'll have the words. Thank you.

III. DEVELOPER ITEMS

A. Martin Minor #03-21 - Request for EAC Review Comments:

Dru Germanoski

Okay. Moving back to the agenda, we have one developer item, the Martin Minor Subdivision request for our review. Basically. I was to parse out two additional lots from my read on that, and the large-scale plans are here. We all receive them through the website, and I know I made sure to come in here a little bit earlier to look at the large scale plans, because it is challenging to zoom in on those on the computer, but I did my due diligence on it today as best I could, and then wanted to look at this plan just to be sure that nothing else jumped out at me. So, I simply put that on a table for EAC review. I personally didn't see anything that caught my attention. I always look to see if they have sinkhole mitigation plans when they're in carbonates, and they did. So, you gather around there.

Kathy Pichel McGovern

You can't do that, right? Where's Dru?

Laura Ray

I think this is a PennDOT Road?

Kathy Pichel McGovern

You don't have enough room, right? I didn't think you could do that.

Laura Ray

It's R-40 zone. So, they have different road frontages, things that we are other places.

Kathy Pichel McGovern

I guess it wouldn't be there if it wasn't approved. I thought, I thought you had to have much more road footage.

Chad Heimbecker

Is this all water front?

Jennifer Helton

No, it's got a house and some trees with that. Yeah, there are some dead trees right here. And then this is a little bit back there.

Dru Germanoski

Alot of its grass.

Kathy Pichel McGovern

I thought we had to have more verified, and I thought a lot had to be at least two acres.

Laura Ray

That's for RA, this was not RA.

Kathy Pichel McGovern

I hear you.

Laura Ray

It's 40,000 square feet.

Jennifer Helton

They're going to make that and so all we're saying is, do we see any environmental issues with this property? And what's happening, which I don't see any.

Kathy Pichel McGovern

Is it slopped? It doesn't look like it looks like it's flat.

Jennifer Helton

They have public water.

Laura Ray

We have out house's.

Jennifer Helton

And I mean, honestly, there's development all around it. So it's really like, this is, I don't think it's going to be an issue.

Dru Germanoski

Woodfields is back in there as well.

Jennifer Helton

And then up here would be the power station. Oh, yeah. So we kept going up here, you know?

Curt Balch

Yeah.

Jennifer Helton

But environmentally, I didn't see anything.

Kathy Pichel McGovern

I mean, if it's got water.

Dru Germanoski

And they didn't come forward with an open space assessment request. So, I didn't see anything, no red flags. Okay, so I think in the case of this sort, we basically typically report to council that we have no issues or no comment.

Jennifer Helton

Do a motion on this, we take no position.

Dru Germanoski

Normally do a motion on that Carol that we have no comment?

Carol Schneider

No comment is fine.

IV. UPDATES/REPORTS

A. Registration Interest for EAC Network Conference 2025

Dru Germanoski

Yeah, okay, okay, thank you. That brings us to updates and reports. I'm not sure that everybody who's a. Listed here to give a report or an update. Have one, so let's just go through and see EAC network conference registration.

Kathy Pichel McGovern

That was a mistake. Yeah, we erroneously thought that last year they had a virtual like a half day in the spring, and the conference was in the fall, and we made the assumption that they were going to do that again this year, but we were wrong. Okay, so it's only a conference, and it's April, third, fourth and fifth in State College, University Park.

Dru Germanoski

That's right, that's the middle of the week. I looked at my schedule there.

Kathy Pichel McGovern

I'm not 100% sure the dates, but it was early April, and it was University Park.

Dru Germanoski

I think it was the second to the fourth. I did have it somewhere here. So, yeah, okay, so that's an FYI. Is anybody interested in registering and going to that. Okay, it's better when I mean, it is in the Lehigh Valley. Sometimes it was last year.

Jennifer Helton

So, Carol, did we pay the membership?

Carol Schneider

Yes.

Jennifer Helton

Okay, okay, good.

B. Plastic Bag Update (LR)

Dru Germanoski

Laura, is there a plastic bag update, or no?

Laura Ray

I don't have an update. Chad maybe, probably knows more where we are.

Chad Heimbecker

We have our script that's our next stop. We're ready to go hit the pavement and talk to businesses. It's just a question of getting that scheduled.

Dru Germanoski

Well, we're just coming through a rough period, December, January or so, difficult for people.

Chad Heimbecker

But we've moved forward on at least the back end of getting the information gathering phase done.

C. Date for Electronic Recycling Event for 2025

Dru Germanoski

Date for electronic recycling for 2025 in January, was there a decision made to go ahead with an electronic recycling again?

Jennifer Helton

Yes.

Dru Germanoski

It is a matter of choosing a date. I'm embarrassed to admit, but it's just a fact. I don't recall the date from last year.

Kathy Pichel McGovern

It was the end of September, 25 September.

Dru Germanoski

So, it's probably something to shoot for on a September annual basis. Perhaps, if we're going to do it.

Laura Ray

Make it the end.

Chad Heimbecker

September 28 of 2024 is when we had it.

Jennifer Helton

What's Saturday this year? Saturday? Yeah, so the 28th?

Dru Germanoski

So, as a starting point, Carol to have you check with the vendor to see what things look like on their schedule towards the end of September. As a starting point.

Carol Schneider

As of last month, they had the whole fall open, yeah, you're looking for, looking for the end of September?

Chad Heimbecker

The month, September, and we could set that up.

Carol Schneider

It's the 27th.

D. Educational Ideas for Residents (MS4, Rain Gardens, Rain Barrels)

Dru Germanoski

Educational ideas for residents. There was a conversation at last month's meeting. For example, someone brought up, apparently, asking Hanover to send a hydrologist over here to talk about MS4 education, and whether we would ask them to do something on that, yes, is that what was discussed last Yes, and that was a decision, more or less, right? And in the affirmative, everyone felt that that was a good idea, yeah.

Jennifer Helton

And that way we could understand what MS4 is and how we benefit. And then some of these programs, right?

Dru Germanoski

So there again, Carol, that request would be if you could reach out to Hanover and see if one of their engineers or geologists could come over and to our meeting, one of our upcoming meetings, and give us a presentation on MS4, an informational presentation. Okay, good.

Kathy Pichel McGovern

Hang on a second. There was also, I'm sorry, Chad, excuse me.

Chad Heimbecker

Okay, go ahead, sure.

Kathy Pichel McGovern

Can I just butt right in? Yeah, it just popped my head the MS4. We also wanted Carol the industry. It's like that, the people that do the methane gas, they were, we wanted them to come and explain what they do.

Laura Ray

Archaea.

Kathy Pichel McGovern

Remember we were talking about, you know, how does it work? What does it do? Why does it go off? But, you know, you. Explain the whole process to us.

Chad Heimbecker

The gas discharged from the landfill?

Kathy Pichel McGovern

Correct? Okay, yeah, that's a private company that manages that one little piece of the landfill. They're the ones that built the plant that burned the methane, and they did come to a council meeting. That's how it started to explain to the council, what this, what it does, how it works, the whole nine yards. So, we asked to have them come back and speak to the EAC, so we understand.

Dru Germanoski

You also presented or shared that document about landfill gas generation.

Kathy Pichel McGovern

Well, that was something else, yeah, but yes.

Dru Germanoski

So okay, so there again, Carol, if we could ask you to, or whoever is appropriate, to check with them, see if they have a representative that could give us a presentation on that, and then we just find out what their response is.

Kathy Pichel McGovern

They were at a council meeting, not that is also

Carol Schneider

It was discussed that Laura would actually do both of those things for MS4 & Archaea. I'll talk with Cathy tomorrow.

Cheyenne Rieman

No, can somebody on this committee take that?

Dru Germanoski

I'm sorry.

Cheyenne Rieman

Can somebody on the committee take that responsibility? I mean, staff are kind of short staffed, so I feel like dumping more things on them.

Kathy Pichel McGovern

I wouldn't know how to start myself.

Dru Germanoski

One of the questions we you know, township Council, I mean, the township would have contacts and names and so forth.

Laura Ray

I can call Brein. I don't know who the MS4 person would be.

Dru Germanoski

Okay. Will you do that then Laura?

Laura Ray

And I need to get a name for Achaea.

Jennifer Helton

Maybe Cathy can give you those names?

Laura Ray

I know they want to invite them to the Landfill meeting.

Cheyenne Rieman

So good. Kill two birds in one stone. Perfect.

Laura Ray

I wasn't doing that, but somebody was okay.

E. Lehigh Valley EAC (CH)

Dru Germanoski

Okay, and then Chad, did you have a report on Lehigh Valley EAC?

Chad Heimbecker

I have a couple of things to talk about, actually, first, on the prior topic of D where we have the educational ideas for residents, I'd like to say that Penn State Extension is having a residential storm water solutions, the power of rain gardens webinar, which I have applied registered for. It's on February 27 at 12pm I don't know what a rain garden is. I'm going to learn about it.

Kathy Pichel McGovern

Allan talked about those, and he said, "You need an engineer, because they're very complicated". It would be wonderful.

Chad Heimbecker

That's my plan. In tandem to this, I would like to you know, just bring attention that I was accepted into the master watershed Steward Program with Penn State, that next week started on Thursday. Well, Thursday, there's an orientation session.

Jennifer Helton

I'm a graduate.

Chad Heimbecker

I heard you are involved. So, Shannon and Rebecca, right? So, we'll see where this leads to learning more about watersheds for myself, and be able to, you know, be more educated in our conversations, and get involved in volunteer efforts, if possible. We'll see where it goes.

Jennifer Helton

By the way, I did the water testing, and that was wonderful.

Kathy Pichel McGovern

Me too.

Jennifer Helton

I did, and I actually my results are in my email tonight, and they're awesome.

Kathy Pichel McGovern

Perfect.

Laura Ray

I mailed mine today.

Chad Heimbecker

When I tried to sign up, it said that it was full.

Kathy Pichel McGovern

That's why I didn't know I was getting a free water sample

Chad Heimbecker

Yeah, right. They have a limit, so I'm going to keep my eye out. I get emails every day from Penn State. Now, for all of their different topics, I've signed up for so many so moving then into the Lehigh Valley EAC thing. So, I reached out to Lauren House, who came here and did her presentation. Initially, she was an intern there. It turns out that in her internship, she's a student at Muhlenberg College. Her internship has ended, so she's not on the EAC anymore. So, then I reached out to the rest of the list that was on there. I got a reply from Tinku Khan Walker, which said they did not make any further progress on this. We believe our balls in the court to use the survey information and further discussion with Carolyn Grayshaw at WeConservePA, which I'll get to and then. So that's one thing. And then somebody Ian Kindle from Easton said, Carol is no longer with we can serve Chad. Let us know if you would like to join a call the LV EAC steering committee on February 18, at 7:00 p.m., we may discuss this further. February 18, at 7:00 pm and they also sent me a link. This is Celia Williams sent a link to invite us to the Palmer Township Earth Day celebration hosted by Palmer Township Environmental Steering Committee. Saturday, April 19, 2025, 10 to two at Fairview Park in Easton. And there is a link here in Facebook for that event. So just as an FYI that's coming up, which makes me even more motivated again to ask, let's get our calendar together. If Palmer township has their Earth Day already in lined up. Why aren't we doing this? I mean, anyways, so that's that. That's my update on the EAC. I'll keep poking at it. Good job. It kind of died a little bit, but we'll see.

Kathy Pichel McGovern

We got a request from the Allentown EAC last month to support an Allentown member.

Chad Heimbecker

Yes, we did.

Kathy Pichel McGovern

So, they sent that to us. So that's another contact person, perhaps?

Chad Heimbecker

I'll look into that email again. Reach out to them.

Kathy Pichel McGovern

You're welcome.

Chad Heimbecker

For the reminder.

Kathy Pichel McGovern

You're welcome.

Lehigh Valley Planning Commission - LVPC (JH) (AJ) No Report

V. PUBLIC COMMENT - None

VI. TOWNSHIP CORRESPONDENCE

A. Memo for Property 2024-2

Dru Germanoski

Okay, all right, then we have no public comment township correspondence. One was, we don't ever share the names, but the open space property that we evaluated on Orchard Lane and recommended to oh for assessment, was assessed, and the landowner chose not to enter the open space program. So, the property was 2024-02. But we have several properties in that general area.

Kathy Pichel McGovern

They chose not to go into open space.

Dru Germanoski

Yeah, they chose not to enter the program. And then we also, with our packet, received the memo regarding the timber harvest that will take place. I think it's taking place now, actually, into August, I believe, into the summer, on the Hellertown borough authority property. So, that those plans were in the packet, I reviewed them. They're following best practices. And again, I have the utmost confidence that one of the members of the Hellertown borough authority has the same expertise as me and is one of the more morally upstanding people I know. And I know that he was very concerned about impacts, hydrological and so forth, and this past muster with him and I went to their presentation back at the Grist Mill, gosh, that was, what? A year, two years ago. Yeah. So, I think their plan looks good. And once again, I think the township really can't regulate logging in the way they did in the past. And it appears to me, just driving around, that there's a fair amount of logging going on right now, some of it for the better. We all know about the Blight killing a lot of the trees, and we all have ash trees falling down on our roads and houses and in our yards. So, some of this might be quite helpful actually. At this point is any of the logging, pardon me, any of the takedown of ash, he's really considered logging. At this point, virtually everything's dead, yeah, usable wood, yeah, it's mostly just clear, right? Getting those out of the way and so forth is probably helpful. And so, with that, that would lead us to review of minutes. I submitted changes, Chad submitted some changes. No, I know you do. Winfield did okay, yes, okay, so did anybody have any other changes? Someone indicated they did not.

B. Timber Harvest - Hellertown Borough Authority Property on Polk Valley Road

Dru Germanoski

We also received a memo regarding the timber harvest that will take place. I think it's taking place now, actually, into August, I believe, into the summer, on the Hellertown borough authority property. So, that those plans were in the packet, I reviewed them. They're following best practices. And again, I have the utmost confidence that one of the members of the Hellertown borough authority has the same expertise as me and is one of the more morally upstanding people I know. And I know that he was very concerned about impacts, hydrological and so forth, and this past muster with him and I went to their presentation back at the Grist Mill, gosh, that was, what? A year, two years ago. Yeah. So, I think their plan looks good. And once again, I think the township really can't regulate logging in the way they did in the past. And it appears to me, just driving around, that there's a fair amount of logging going on right now, some of it for the better. We all know about the Blight killing a lot of the trees, and we all have ash trees falling down on our roads and houses and in our yards. So, some of this might be quite helpful actually. At this point is any of the logging, pardon me, any of the takedown of ash, he's really considered logging. At this point, virtually everything's dead, yeah, usable wood, yeah, it's mostly just clear, right? Getting those out of the way and so forth probably helpful. And so, with that, that would lead us to review of minutes. I submitted changes, Chad submitted some changes. No, I know you do. Winfield did okay, yes, okay, so did anybody have any other changes? Someone indicated they did not.

VII. OLD/MISCELLANEOUS BUSINESS

A. Review and Approval of December 10, 2024 Minutes

Dru Germanoski

Review of minutes. I submitted changes, Chad submitted some changes. No, I know you do. Winfield did okay, yes, okay, so did anybody have any other changes? Someone indicated they did not.

Chad Heimbecker

I have no changes to any of the prior minutes.

Dru Germanoski

Okay, so as we share those amendments, then are we ready to approve the minutes as amended? All in favor.

EAC

Aye.

VIII. ADJOURNMENT

Dru Germanoski

Okay, that brings us to a moment where someone might make a motion to adjourn.

Kathy Pichel McGovern

I make a motion to adjourn.

Jennifer Helton

I Second.

Dru Germanoski

All in favor?

EAC

Aye.

Dru Germanoski

Okay, thank you everybody, this I was a bit nervous when I saw all the files for this, I thought it was going to be a meeting we couldn't get through, but a lot of them were nonactionable items. Thank you. Carol.

MOTION BY: Kathy Pichel McGovern moved for adjournment. The time was 8:19 p.m.

SECOND BY: Jennifer Helton, 6-0-1 (Allan absent)

Next EAC Meeting: March 11, 2025 @ 6:30 p.m.