



Meeting Minutes July 9, 2021

ATTENDANCE:

BOARD: Sell, Ressler, Koontz

GUESTS: Jim Wehling (Volunteer/landowner), Clyde Deremer (OBV) & Brian Smith (KEI)

- A. Call Meeting to Order - Meeting Called to order by Sell 8:04 AM.
- B. Review & Approval of Meeting Minutes.
 1. Motion by Koontz to approve the Special Meeting Minutes from May 28, 2021 with the correction to the square footage for the permanent easement to 824 ft², not 822 ft² and to accept the regular meeting minutes from June 2021 as presented. 2nd by Sell. Motion carried.
- C. Public Comment
 1. KEI - Brian Smith - Northern Trail Extension Update
 - a. Updated Cost Estimate is now \$2.46 Million, including the pavement along entire trail, without a lot of additional amenities. Bridge Cost came in higher than expected. Suggest look at option to adjust which portions are paved to keep the project within funding. Brian believes this can be done within the bid as a possible alternative.
 - b. Richard Geosits from Allegheny Electric Cooperative, Inc. has requested a site visit with BJMA-Brian Sell & KEI-Brian Smith to discuss the right of way requirements/conditions/indemnification language, as there are concerns with possible damage to the trail by their heavy maintenance vehicles if the trail is not properly designed to handle the heavy loads. We had asked Allegheny to indemnify BJMA for any damage done to the prospective trail should Allegheny, its successors, or contractors use the trail to access Allegheny's facilities. Brian Sell will coordinate a meeting at the site in the near future.
 - c. Brian Smith advised that they are on schedule and a constructability meeting with PennDOT will take place in near future.
 - d. Wetlands credit banking has been addressed and no additional credits are needed. DEP has agreed to accept the credits already agreed upon, which will save BJMA from the additional estimated \$10,000 for more credits.
 2. Update on Remaining Easements - Jim Wehling
 - a. Quit Claim deed for Unknown Parcel is being addressed. Since all parties are agreeable to sign, Atty Snyder will work on deeds.
 - b. Atty Snyder also suggested we do a Quit Claim deed for the 10' portion on Clearfield Ave. that borders the Yantz property, as Mr. Yantz understands Clearfield Ave. is not his property anyway.
 - c. Don Arnold Easement - Jim Wehling prepared a summary log of his communication with Don Arnold from September 2019 - Present. Don Arnold has not responded to any of the latest phone/email/text/invitation. Following further discussions with Atty Snyder, his recommended next step is to proceed with eminent domain process. Atty Snyder prepared a draft resolution to prepare and file a Declaration of Taking

for the temporary construction and permanent easement as described on Exhibit B. Motion by Koontz to adopt the proposed resolution as presented, 2nd by Sell. Motion carried. Ressler will furnish a copy of the executed resolution to Atty. Snyder.

- d. Atty Snyder recommended we authorize him to send a letter directly to Mr. Arnold to advise him of BJMA approval to proceed with eminent domain and to see if any last possibility of working out an agreement for the easement and to make one last effort with a 10 day timeline for him to respond. Motion by Sell to have Atty Snyder send this letter. 2nd by Ressler.
- e. A certified general appraiser is required to complete the necessary appraisal in support of eminent domain in Pennsylvania. Sean Bardell is not qualified to perform. Richard Johnston may be an option. Wehling will research costs/availability if it becomes necessary to have this completed.

D. New Business

1. Boat Launch discussion

- a. Now that Rutters has received approval to proceed with their project, Ressler reached out to Chris Reed with Rutter's Legal team again this week and awaiting call back for further discussion if still interested in any sort of partnership or collaboration to locate a launch along their property.
- b. Brian Smith shared a drawing of the new Rutters location to be located along Rt 30/Sunnyside location & identified a very viable possible site for a boat launch to be located adjacent to their site, if they are interested..
- c. Brian Smith advised that Jeremy Beiber is the project manager for Rutter's new Bedford location.
- d. Rutter's soliciting contractors & KEI believes they intend to start site work 2021 & likely start construction in 2022.

2. Along The Trail Bedford County Chamber Event

- a. August 8 2:00-6:00. / Rain Date August 22.
- b. Need to verify receipt of final permit application & insurance certificate.
- c. Discussion about a display for BJMA to inform the public about Northern Trail Extension and future plans/projects..
- d. Ressler will put together flyer for handout with updates
- e. Jim will bring fence post sign forms
- f. Brian Smith will prepare a visual foam board display & volunteered to attend the event, bring the display & easels. KEI is donating the material & time to support the event.

E. Old Business

1. OBV to Weber Lane Phase

- a. Wehling suggested discussions about the property at the intersection of Weber Lane & Route 220. There are some deed restrictions, but the site has potential to be a trail head for this phase, as well as a visually appealing welcome area. Wehling will reach out to Mr. Salathe, the land owner for discussion on plans.

2. Eagle Scout project for installation of bike rack.

- a. Max VanDeventer has raised \$1,150 of \$3,300 goal.
- b. Talk to Mary Jo about how funding being handled.

F. Reports of Officers

- Chairman -
- Vice Chairman-
- Secretary-
- Treasurer - See attached 2020 Tax Return & Treasurer's Report, Motion by Ressler to approve report and pay bills, 2nd by Sell. Motion passed.
- Secretary-Treasurer -

Meeting adjourned at 9:20 AM.

Next Meeting will be August 13th @ 8:00 AM in person at 127 S. Juliana St., Bedford, PA