

WILLIAMS TOWNSHIP LAND PRESERVATION BOARD MEETING MINUTES

Date of Meeting: October 28, 2025

Time: 6:56 p.m. to 7:50 p.m. (The meeting started slightly before 7 p.m. to include an executive session just before the normal session.)

Facilitator: Kenneth Kodama

Locations: Williams Township Community Building,
655 Cider Press Road, Williams Township

In Attendance:

Kenneth Kodama (Board Chair), Tom Heilman (Board Vice Chair), Lorraine Mineo (Board Treasurer), Nurit Baron (standing in as Board Secretary in the absence of Lori Cox), and Michael Cortright (Board Member).

Also present were Williams Township Supervisor Raymond Abert; Past Land Preservation Board President Bob Schmidt, and several township residents, along with members of the community who are in the process of having land preserved by the board.

Executive Session:

The board held an executive session to discuss the application of Bob Freidl to be the second alternate of the board. During the executive session the board voted unanimously to add Freidl as second alternate.

The new addition of Freidl to the board must be recommended to the Township Supervisors.

Introduction:

The regular board meeting was opened by Kodama and began with all rising for the Pledge of Allegiance to the U.S.

Approval of Prior Meeting's Minutes:

A motion to approve the September 23, 2025, meeting minutes was made by Mineo and seconded by Cortright. It passed with a unanimous vote.

Updates on Preservation Projects/Preservation Applications/Resident Show of interest in Preservation/Preservation Appraisals:

In-Process Parcel Application 2022 (year) -2 (sequence in year): (“south parcel”) (2022-2):

Kodama reported that the deadline for this property to be fully completed has now been set for January 31, 2026. It is expected that the Med-Ed ROW title search will be completed by this date as will Heritage’s baseline report and the landowner’s bank will by then fully process the mortgage agreement for this parcel. The survey has been completed, according to Kodama.

In-Process Parcel Application 2023 (year) -4 (sequence in year): (“north parcel”) (2023-4):

Kodama reported that the deadline for this property to be fully completed has now been set for December 1, 2025. It is expected that the Med-Ed ROW title search will be completed by this date as will Heritage’s baseline report and the closing of the preservation sale. The survey has been completed, according to Kodama.

In-Process Parcel Application 2023 (year) -3 (sequence in year) (2023-3):

The survey for this property has been delayed with an extension of 90 days. It is now expected that the survey will be completed by December 31, 2025. Once the survey is completed, Heritage will complete the baseline report, and the closing of the preservation sale would follow soon afterwards.

Newly Proposed Parcel Application 2025 (year) -1 (sequence in year) (2025-1):

This is a proposed conservation easement donation. It would cost the open space fund approximately \$30,000 in closing costs. No updates were given on this application.

Newly Proposed Parcel Application 2025 (year) -2 (sequence in year) (2025-2):

A site visit for a parcel is the first step in the process. The owner of the property has indicated that he would prefer the site visit happen in the early spring. Heritage will reach out to the owner in early March to schedule the visit.

Newly Proposed Parcel Application 2025 (year) -3 (sequence in year) (2025-3):

This new preservation proposal is for land adjacent to property 2025-2. As a first step, a site visit will be scheduled.

Old Business:

EIT Referendum on November 4, 2025:

Past Land Preservation Board president and now president of Preserve Williams, Bob Schmidt, advised the board that all seems to be going well with the effort to advocate in the township towards a vote for the new funding EIT to enable more land preservation in the township since the township will be down to just about \$400,000 after the in-process applications prior to 2025 are completed in the coming months.

Schmidt indicated that Preserve Williams will have volunteers handing out brochures at all polling places on November 4, 2025, and there appears to be no organized resistance to the referendum passing.

Updates on Township Website Land Preservation Page:

Heilman indicated irregularities that he had found and reported on earlier to the board regarding the Williams Township website page for Land Preservation have been corrected. He indicated that the township has given out only Kodama's email on the page for members of the community who would like to contact the board.

Outreach to residents with previously preserved properties regarding signage:

Mineo told the board that although there had been several past recipients of open space land preservation in the township, a number of these owners prefer not to have signage on a township road frontage of their properties. Some do not have a road frontage for a sign. However, two owners are still being considered for a sign:

1. These owners are still discussing with each other if they would like to have the sign and have not yet confirmed.
2. The owners of a second property have been in discussion with the county over whether the integrity of their easement has been disturbed. The board will wait to see the outcome of this situation before moving forward with a sign proposal.

Township's Updated List of Preserved Properties in the Township:

Mineo reported that Melody Ernst has a list of all preserved properties in the township, and she has indicated she will share this list with her staff.

New Business:

There was no new business on the agenda. However, Kodama indicated that proposal 2025-3 (discussed earlier under "Updates" was new business for the meeting.)

Treasurer's Report – Board Treasurer Lorraine Mineo:

(These numbers reflect the accounts at the end of September 2025.)

Mineo gave the current treasurer's report.

The beginning balance for the period was **\$1,524,929.41**.

There was **one expenditure** during the last period, and it was for **\$126.00**.

Interest income for the period was **\$2,215.26** in the **savings** account and **\$12.37** in the **checking** account. **A debit income of \$25.39** was made to the **checking** account as well.

The board current Open Space account funds are as follows:

A savings account with \$1,511,880.46.

A checking account with \$15,175.97.

The current grand total of funds in these three accounts is: **\$1,527,056.43**.

Announcements:

There were no announcements

Audience Comments:

There were no audience comments.

Meeting Adjournment:

Heilman motioned to adjourn the meeting. The meeting was adjourned with a unanimous vote.

Our Next Meeting – November 25, 2025, at 7 pm:

The next meeting will be held at 7pm in the Williams Township Community Building.

Submitted,

Nurit Barron, Alternate Member and Acting Secretary