

Williams Township Land Preservation Board (LPB)

Minutes March 25, 2025

Williams Township Community Building

655 Cider Press Rd., Easton, PA 18042

Present: Ken Kodama, Tom Heilman, Lorraine Mineo, Michael Cortright, Lori Cox and Alternate Nurit Baron; Board of Supervisor (BOS) Ray Abert; township residents

The meeting was called to order by Chairperson Ken Kodama at 7:01 PM. He called for the Pledge of Allegiance, then a review of the February 25, 2025 minutes. A motion to approve the minutes was made by Mineo and seconded by Heilman. The motion was approved 5-0.

Updates on Preservation Projects:

- 2022-2: The agreement of sale (AOS) was signed, and the title search, survey and appraisals were ordered. Met-Ed is still preparing an internal survey plot plan to share with the township office. There is no update on the Highland Grant. The AOS lists a deadline for waiting for the Highland Grant.
- 2023-4: The AOS was signed, and the title search, survey and appraisals were ordered. Met-Ed is still preparing an internal survey plot plan to share with the township office. There is no update on the Highland Grant. The AOS lists a deadline for waiting for the Highland Grant
- 2023-3: The AOS was signed, and the title search, survey and appraisals were ordered. The AOS lists a deadline for waiting for the Highland Grant

Old Business:

- For the block style map of preserved properties for the township office, Kodama needs to check with the township office.
- There have been no updates on the Northampton County Livable Landscapes Grant Program.
- The Board of Supervisors (BOS) approved having the Township Solicitor draft the language for the open space Earned Income Tax Referendum at their March 12, 2025 meeting with a tax amount of .25%. Once the Township Solicitor drafts the language for the EIT, the BOS will review it in their April meeting. If approved, they will add it to their agenda for their May meeting, open it up for public comment, and then vote on it. The LPB will need this finalized and submitted to the Board of Elections by August 5, 2025, which is 13 Tuesdays prior to the November election day.
- Heilman reviewed the progress of updating Land Preservation matters on the township website. Cortright is updated as a board member. The hyperlink for Northampton County Farmland preservation is working. The January minutes are listed. Kodama's email is linked to his name. The website has the correct number of acres preserved. The LPB would like the new map of preserved township properties on the website and the workshop Heritage Conservancy will be running advertised. Kodama will consult with the Township Manager regarding these updates.

New Business:

- The BOS approved space for Matt Babbitt of Heritage Conservancy to run a workshop about land preservation. The LPB would like the workshop to be in April 2025. The workshop will be about 45 to 60 minutes. A weeknight at 7:00 PM is preferable the week of April 28, 2025 (either on Tuesday, Wednesday, or Thursday). The workshop can be advertised to residents via mail and the township office may have a mailing list. Kodama will work with Babbitt to draft the letter. There was also discussion about how to identify township residents who own 10 or more acres. Kodama will ask the township office and Heilman will check with the Northampton County tax office. There was discussion about displaying the map of preserved properties during the workshop either on an easel or on the township building's TV monitor. Lastly, there was discussion about what preserved properties in the township do not have preserved signage. Mineo will outreach these residents to see if they would like a sign and will also outreach Wildlands directly who preserved one of the properties.

Treasurer's Report: Mineo shared the financial report as of February 2025: savings account \$1,521,027.42, checking and total balance unknown at this time since the official financial statements are not ready yet.

Announcements: None.

Comments from audience: Two township residents made an announcement that they have been working on a campaign committee to educate the township residents about an EIT referendum for land preservation. So far, they have put together a list of 8 residents interested in working on this committee. They also have a to-do list. They will need someone who is savvy with social media and someone to be treasurer. There was discussion about whether the LPB alternate, Baron, can be treasurer due to Sunshine Law restrictions. Baron will check with the Township Manager about this. The residents also shared that they will need to form a PAC so they have a bank account to accept donations to pay for things like road signs and literature. They will work to gather facts and figures such as how much land is left in the township to preserve and the cost to send a child to public school. Heritage Conservancy has said in the past that they will help with a brochure to mail to residents and the one used for a neighboring township was well liked as an example. Kodama shared that the Township Manager said that up to three LPB members can attend meetings as long as LPB matters are not discussed.

Meeting was adjourned at 8:22 PM, following a motion by Cox, seconded by Cortright. The motion was approved 5-0.

Next meeting April 22, 2025 @ 7:00 PM, Williams Township Community Building.

Submitted,

Lori Cox, Secretary