

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
November 1, 2017

1. Call to Order: The meeting was called to order at 7:00 pm. Members present were B. Richmond, W. Montgomery, M. Steers and D. Wechsler.

G. Mason, E. Field and E. Maiato were absent.

2.) Minutes: Minutes from the Public Session and Executive Session of October 4, 2017 were reviewed.

Motion to approve the Public Session and Executive Session minutes of October 4, 2017 made by M.S. Seconded by W.M. 4-0 approve

Motion to maintain the seal on the executive session minutes from March 16, 2016, December 7, 2016, April 5, 2017, June 7, 2017, July 5, 2017, August 2, 2017, August 21, 2017, September 6, 2017, and October 4, 2017 made by M.S. Second by D.W. 4-0 approve

- Annual Report: The Annual Report was reviewed.

Motion to accept and publish the Annual Report made by M.S. Seconded by D.W. 4-0 approve

- 2018 Meeting Calendar: The calendar was reviewed.

Motion to approve the 2018 meeting calendar made by M.S. Second by D.W. 4-0 approve

3.) Review of correspondence:

- Land Trust Alliance membership letter and Board Adoption Resolution received. B.R. recommended not approving the resolution as it requires adoption of the Land Trust Alliance's Land Trust Standards and Practices. LCACT is required to follow the enabling legislation that established it. Members discussed paying the dues to be a member. The dues will be paid with the bills. (See below under bills.)

- Sakonnet Preservation Association Newsletter received.

- RI Land Trust Council membership letter received. The dues will be paid with the bills. (See below under bills.)

- 2017 Watershed Counts Report received.

4.) Treasurer's Report

- The bank balances for the month of September 2017 were as follows:

Elite Sav/Centerville	\$ 248,931.91
Investment Account Centerville Bank	\$ 506,866.44
Checking Account Centerville Bank	\$ 10,000.00
Citizens Checking Account	\$ 0.00
Washington Trust Investment	\$2,071,562.13
Washington Trust Holding (ICS)	\$1,729,409.06
<u>Washington Trust Checking</u>	<u>\$ 122,633.51</u>
Total	\$3,933,604.70

Currently, the Trust has applications to preserve approximately 386.92 acres of land, estimated to cost, in excess of, \$11 million.

Bills were reviewed and discussed as follows:

- Cheryl Cady	\$1,464.00
- Brousseau Landscaping	\$2,704.00
- J.A. Jones	\$ 650.00
- Cindy Edwards	\$ 160.00 (reimbursement to Attorney West)
- Land Trust Alliance	\$ 250.00
- RI Land Trust Council	\$ 125.00

Motion to pay the bills made by D.W. Seconded by M.S. 4-0 approve.

Review of Transfer Tax Returns:

- During the period of September 29, 2017 thru October 25, 2017 transfer taxes in the amount of \$217,160.00 were paid to the Trust. This reflects transfer # 2754 thru 2763.

5.) Old Business

- Sub-committee reports:

Public Awareness: -

- Website: The updated website was presented for viewing at the meeting. Member viewed changes to the website and presented suggestions for changes. The following suggestions and questions will be presented to the designer:

- change About Us tab to Home,
- make application fillable on line and is able to be submitted on-line,
- ensure Transfer Tax Form prints in the correct format,
- email to be info.agtrust@tlcri.net (Cheryl Cady will access emails)
- add Audubon Society of RI (ASRI.org) to Links tab,
- change green color on home page

6. LCACT Policies/Procedures/Rules: The policies, procedures and rules were reviewed.

Section 8 of the Enabling Legislation addresses the Transfer Tax. Members discussed adding the exact language from this section to the Transfer Tax Form. The form will be reviewed at the December meeting.

Section 9 of the Enabling Legislation addresses the collection of funds and depositing the funds into a fund to be set up as a revolving account by the treasure of Little Compton. B. Richmond and M. Steers will speak with MaryJane Harrington, Town Treasurer about setting up a separate account with a separate IRS number than the Town. Also to be discussed is having one account rather than the current six accounts.

Standing Rules and Regulations – Under Section II. Meetings add a number 3 entitled Agenda and Notice. The following to be added:

Agenda and Notice. (Add this section)

- a. The Secretary shall type and distribute the agenda to members of the Trust and Town Council liaison.
- b. The general form and order of the agenda shall be determined by the Trust from time to time.
- c. Any person wishing to bring matters before the Trust may request, by written communication to the Trust, that matters be entered on the agenda.
- d. The deadline for inclusion of matters on the agenda for a regular monthly meeting shall be 4:00 p.m. on the Monday of the week preceding the meeting. However, bills to be paid shall be

presented no later than 4:00 pm on the day of meeting.

f. A matter may be submitted at a Trust meeting upon a unanimous vote of all Trustees present.

g. The Secretary shall prepare packets containing (i) the agenda and (ii) pertinent documents arranged in the agenda's order by 4:00 p.m. on the Friday of the week before the Wednesday meeting.

h. Copies of the packet shall be distributed to:

1. Trustees
2. Town Council Liaison

i. Copies of the agenda shall be:

1. Posted at:
 - (a) Town Hall
 - (b) Brownell Library

Motion to include this information in the Standing Rules and Regulations made by M.S. Second by W.M. 4-0 approve

Under Section X. Amendments: The current Transfer Tax Form needs to be inserted.

Motion to insert the current Transfer Tax Form into the Town Ordinance made by M.S. Second by W.M. 4-0 approve

7.) New Business:

- Plat 20, Lots 56-3, 52-1, and 51-1: This is the Pontes property located on the Commons. It contains a field, woods, and wetlands. The owners have hired Attorney Ray Holland to represent them. Attorney Holland has approached the Town Council, Church Community Housing and LCACT to inquire as to their interest in purchasing the property. B. Richmond suggested that LCACT obtain an appraisal and an environmental evaluation.

Motion to obtain and appraisal and environmental evaluation of the property at a cost not to exceed \$5,000.00 made by M.S. Second by W.M. 4-0 approve

Carol Trocki was present at the meeting and will provide a breakdown of woods, wetlands, soils, etc.

-Draft Rules Dual Use of Farmlands: Members discussed concerns regarding the Draft Rules. On properties with easements it is thought that the easement will take precedent over the dual use.

- Next meeting: December 6, 2017

9.) Executive Session: Executive Session for the purpose of discussing land acquisitions/negotiations per R.I.G.L. 42-46-5(a)(5):

- 1.) Pratt (Plat 2, Lot 9-10):
- 2.) Costa (Plat 18, lot 3-7):
- 3.) Conte (Plat 19, Lots 34-1, 34-2, 33-1):
- 4.) Goulart (Plat 29, Lot 2-2):

Motion to enter Executive Session, for the purpose of discussing land acquisition/negotiations per R.I.G.L. 42-46-5(a)(5) made by D.W. Seconded by W.M. 4-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R. – yes, D.W – yes, W. M. – yes, M.S. - yes)

Entered executive session at 8:30 pm.

Motion to return to public session made by W.M. Seconded by M.S. 4-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R.-yes, D.W. –yes, W.M.-yes, M.S. - yes)

10. Return to Open Session: Returned to Open Session at 8:55 pm.

11. Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive Session as they pertain to land acquisitions/ negotiations made by M.S. Second by W.M. 4-0 approve

12. Adjournment: Motion to adjourn made by W.M. Second by M.S. 4-0 approve

Adjourned 8:56 pm

Respectfully submitted,
Cheryl Cady