

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
January 7, 2026

1.) Call to Order: The meeting was called to order at 7:00 pm, by D. McNaughton. Members present were D. McNaughton, M. Steers, N. Levine and S. Souza.

W. Montgomery was absent.
The Committee has two vacant seats.

2.) Minutes: The Public Session and Executive Session minutes from the meetings of December 3, 2025, were reviewed.

Motion to approve the Public Session minutes made by M. Steers. Second by S. Souza. 4-0 approve.

Motion to approve the Executive Session minutes made by M. Steers. Second by S. Souza 4-0 approve.

3.) Consent Agenda:

*Email received from Rhode Island Foundation dated 12-5-2025, re donation from the Savage and Luther Family Fund in memory of Eunice Savage. Recommended by Mrs. Susan Bergstrand,

* Email received from Heather Cook, dated 12-10-2025 re: Town Hall doors – Reminder,

*Email received from Abigail Wilkie, dated 12-11-2025, re: Fw: Please contact John Gavin,

* Email received from Martha Estrada, dated 12-12-2025, re Inquiry regarding Local Trust Tax for recording Deeds in Little Compton,

* November 2025 NOFA RI E-News received,

* RI Land Trust Council ENEWS received,

* Email received from USDA in Rhode Island, dated 12-11-2025, re: USDA Launches New Regenerative Pilot Program to Lower Farmer Production Costs and Advance MAHA Agenda,

* Email received from USDA in Rhode Island, dated 12-15-2025, re: Farmer Bridge Assistance Program – Ensure 2025 Acreage Reporting is Accurate by December 19 Deadline,

* Email received from USDA in Rhode Island, dated December 16, 2025, re: USDA Announces January 15 National Batching Deadline for Major NRCS Conservation Programs,

* Email received from Rhode Island Foundation, dated 12-18-2025, re: Coming together as a Community,

* Rhode Island USDA-NRCS December 2025 Conservation Update Newsletter received,

* Email received from Kate Sayles, dated 12-23-2025, re: 2025 Highlights from the RI Land Trust Council

* Email received from Landscape land conservation software, dated 12-23-2025, re: Landscape year in review,

* Email received from NOFA RI, dated 12-28-2025, re: December 2025 NOFA RI E-News!

Motion to file the consent agenda made by M. Steers. Second by S. Souza. 4-0 approve.

4.) Correspondence:

- Email received from Jean Helger-Bento, dated 12-1-2025, re: Algonquin Gas Transmission,

- Email received from Debra Alvernes, dated 12-8-2025, re: (no subject) – Enbridge.

D. McNaughton expressed LCACT's appreciation to Ms. Alvernes and Mrs. Helger-Bento for contacting LCACT. He explained that John Gavin, Enbridge representative requested a copy of the letter LCACT sent to affected property owners. The letter was sent to Mr. Gavin.

5.) Finance Committee / Treasurer's Report

-Account Balances

-S. Souza reported the banks balances as of December 31, 2025:

| | |
|---------------------------|-----------|
| Washington Trust Checking | \$ 15,326 |
|---------------------------|-----------|

| | |
|-------------------------------|-------------|
| Washington Trust Money Market | \$3,692,897 |
| Washington Trust Savings | \$1,463,450 |

The total of all account is \$5,171,674.

Trustees discussed the current interest rates for each account. It was suggested that money be transferred from the Money Market account to the Savings account for a higher interest rate. John McNamee would need to initiate the transfer. D. McNaughton suggested keeping \$350,000 in reserve and talking with Beth at Washington Trust to understand the interest rates.

The Savings account is currently at 3.08%. This is a revolving rate that fluctuates. It is also an annualized rate. S. Souza will check into the rates and return next month with a recommendation. D. McNaughton and S. Souza will meet with Beth regarding interest rates.

- Payment of Bills:

- Bills to be Paid:

| | |
|-------------------------|-------------|
| Mosaic Land Management | \$14,485 |
| Greg Romano | \$ 700 |
| DeSautel & Browning | \$ 5,936.40 |
| Chubb Insurance | \$ 1,382 |
| Cheryl Cady | \$ 4,770 |
| Charles B. Allott, Esq. | \$ 280 |
| COT Design | \$ 175 |
| Brousseau Landscaping | \$ 1,520 |
| Brousseau Landscaping | \$ 2,390 |
| Signature Signs | \$ 55 |
| Direct Mail Manager | \$ 992.82 |

Motion to approve payment of the bills made by S. Souza. Second by M. Steers. 4-0 approve.

- Credit Card Application and Usage: No discussion.

- Review of Transfer Tax Returns:

-During the period of December 3, 2025, thru December 19, 2025, transfer taxes in the amount of \$78,400 were paid to the Trust. This reflects transfer #3513 thru 3517. The Transfer Taxes were reviewed, no errors were noted.

- Designate \$17,200 for trail maintenance by The Nature Conservancy: D. McNaughton explained that the TNC has paid \$11,200 in transfer taxes for the first Bumble Bee purchase and will be paying an additional \$6,000 when the second purchase occurs. LCACT is partnering in this preservation. In the past when TNC paid the transfer tax, that amount of money was used for maintenance, example the PT Marvell Preserve.

Motion that \$17,200 be donated to TNC for trail maintenance of the loop trail that is being built across those lands made by D. McNaughton. Second by N. Levine. 4-0 approve.

- Insurance Renewal Application: This application is for the Directors and Officers insurance.

Motion to approve the submission of the insurance application made by D.M. Second by S. Souza. 4-0 approve.

6.) Policies and Procedures:

- Standing Rules Update: D. McNaughton explained that he has spoken with Patrick McHugh, Town Council President. Attorney DeSisto should have comments in January. This is

the transfer tax portion.

7.) Sub-committee Reports:

-Communications/Outreach:

-Communication to Residents: D. McNaughton explained that C. Cady and team have been working on mailing the communication. It should be delivered to the post office for mailing on Friday.

- LCACT Website Update: C. Cady to schedule a meeting with D. McNaughton, M. Steers, and Natalie Jackvony to review the website.

- 2025 Communications:

- Annual Report: A draft of the report will be sent to LCACT on Friday. They are waiting on the data for the Annual Report. S. Souza and C. Cady will compile FY'25 data needed for the Annual Report.

- Less Annoying Database Project: No Update.

- Stewardship Committee:

- Email received from Amy Hughes, FPAC-NRCS, RI, dated 11-21-2025, re: FY26 Annual Easement Monitoring – Fraud Farm and others along pipeline. M. Steers reported that there has been a lot of correspondence back and forth and everyone is up to date.

- Fraud Farm (Plat 2, Lot 11-5): Email received from Hughes, Amy, dated 12-19-2025, re: Easement Violation Remediation Package – FRPP 7311060700HDW-000d. The remediation is now complete.

- Anarumo (Plat 45, Lot 1-3):

- Harts Family Request for Use of Property: The license agreement has been developed. Maps need to be created and then it can be executed.

- Couto (Plat 40, Lot 24-4): The sign has been created. W. Montgomery will have it installed.

- Ham (Plat 31, Lots 43-1 and 43-4): There are remnants of a barn that was burned down. This needs to be cleaned up. There is also a shed on the property that has collapsed. Motion to approve \$4,999.00 to cleanup the barn and the shed made by M.S. Second by N. Levine. 4-0 approve.

- General Stewardship Update:

- Monitoring Reports 2025: The reports have been completed. They are being reviewed by the stewardship committee (M. Steers and W. Montgomery).

- Baseline Documentation Reports: Baseline Documentation Reports are being worked on for the Ham property and the Wattles/Beck property. Bumble Bee and Couto are being launched. Adam Yorks will be on the Couto property in a few weeks. Some cleanup of the Couto property might be needed and could be done in conjunction with the Ham cleanup.

- Bissinger (Hawkfeather/Hudner): Question arose regarding the cleanup of the pile on Hawkfeather/ Hudner property. Follow-up is needed.

-Hunting/Recreation:

- East Side Trail: N. Levine asked how hunting season went. S. Souza explained that a letter and questionnaire will be sent to hunters. N. Levine is interested in knowing how many animals were harvested and how the process is working.

D. McNaughton explained that he and C. Trocki are working on the trail. They will go to Audubon and continue talks with them. The Pollin easement property, on which Audubon holds an easement, may be a problem. N. Levine suggested that LCACT should speak with the owner.

- Land Protection Committee:

- **The Nature Conservancy (Plat 20, Lots 40-4, 44-3, 44-5):** The Nature Conservancy has closed on the first lot. It is soon to close on the second lot at the end of the month. Boundaries are being located by Narragansett Engineering. The Nature Conservancy has not completed the environmental study. C. Trocki will work on it with John Berg.

- **Haffenreffer-Brady (Plat 37, Lot 68):** The application has been accepted. The property needs to be scored.

- **Transaction Templates:** No discussion.

8.) New Applications: None.

9.) The Nature Conservancy: No update.

10.) Executive Session:

Motion to enter Executive Session pursuant to RIGL Section 42-46-5(a)(2) potential litigation and R.I.G.L. 42-46-5(a) (5) for the purpose of discussing land acquisitions/negotiations made by M. Steers. Second by S. Souza. 4-0 approve. (Members were polled individually regarding the motion and voted as follows: (N. Levine -yes, M. Steers - yes, S. Souza – yes, D. McNaughton - yes)

Entered Executive Session at 7:53pm.

11.) Return to Open Session: 8:30pm.

12.) Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive Session made by S. Souza. Second by N. Levine. 4-0 approve.

13.) Adjournment: Motion to adjourn made by M. Steers. Second by S. Souza. 4-0 approve.

Adjourned 8:30pm.

Respectfully submitted,
Cheryl Cady