

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
February 4, 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, W. Montgomery, Ed Bowen and S. Souza.

Members welcomed Ed Bowen, new trustee.

The Committee still has one vacant seat.

2.) Minutes: The Public Session and Executive Session minutes from the meetings of January 7, 2026, were reviewed.

Motion to approve the Public Session minutes made by M. Steers. Second by S. Souza. 4-0 approve. (E. Bowen and W. Montgomery abstained).

Motion to approve the Executive Session minutes made by M. Steers. Second by S. Souza 4-0 approve. (E. Bowen and W. Montgomery abstained).

3.) Consent Agenda:

* Email received from Joan Kaufman, dated 1-12-2026, re: Inquiry from Website – Hiking trails near/around Watson Reservoir,

* Email from Laurel, cmcri, dated 1-12-2026, re: Save the Date: RI Land Access Network Gathering 2-20-26, 10am – 12pm – In Person.

* Email received from The SNEP Network, dated 1-12-2026, re: Upcoming Webinar: The Watershed Protection Standard: For Clean Water, Cool Communities, & Smarter Growth,

* January 2026 NOFA RI E-News received,

* RI Land Trust Council ENEWS January 2026 received,

* Email received from USDA in Rhode Island, dated 1-15-2026, re: USDA Names Trump Administration Appointees to the Rhode Island Farm Service Agency State Committee,

* Email received from the Rhode Island Foundation, dated 1-15-2026, re: Shaping the future of school funding together,

* Email received from Kate Sayles, RI Land Trusts, dated 1-16-2026, re: No Funding for Conservation in Green Bond,

* Email received from USDA in Rhode Island, dated 1-23-2026, re: Preserve Rhode Island's Ag Land and Wetlands with USDA Conservation.

W. Montgomery requested the email from USDA in Rhode Island, dated 1-23-2026, re: Preserve Rhode Island's Ag Land and Wetlands with USDA Conservation be discussed. W. Montgomery inquired if leadership had submitted a grant under this program. He explained that LCACT has two applications, Middendorf and St. Pierre which could qualify for a grant and that it should be looked into.

N. Levine noted that the grant application period is open through February 27, 2026.

Motion that the chair puts applications in for anything that is appropriate made by W. Montgomery. Second by M. Steers. 6-0 approve.

4.) Correspondence:

- Email received from Samantha Snow, Empowers Media, dated 1-16-2026, re: Fw: Ag Trust Communications. N. Levine explained that he has replied to Samantha and thanked her for her interest. If we have something appropriate coming up that LCACT thinks they will be of interest in doing, LCACT will contact her. If Ms. Snow has not heard from LCACT in February she should contact us.

- USDA ballot for FSA Committee Election: Ballots have been received in the past. LCACT does not usually vote. The voting date has passed.
- Email received from Emma Bielicki, dated 1-29-2026, re: Farmland Opportunities – Dee Levanti Referral. This was referred to the Stewardship Committee.

5.) Finance Committee / Treasurer’s Report

-Account Balances

-S. Souza reported the bank account balances as of January 31, 2026:

Washington Trust Checking	\$ 16,208
Washington Trust Money Market	\$3,673,272
Washington Trust Savings	\$1,467,129

The total of all accounts is \$5,156,610.

S. Souza reported that he and D. McNaughton met with a representative from Washington Trust to ensure all accounts were being optimized. It was confirmed that all three accounts are FDIC insured. There may be some higher interest rates available. The representative will let us know if there will be any higher interest rates. The savings account generates a higher interest rate.

Motion to request that the town treasurer initiate a transfer of \$2.7 million from the Money Market Account (2.49%) to the Investment Account (3.09%) made by S. Souza. Second by N. Levine. 6-0 approve.

- Payment of Bills:

- Bills to be Paid:

Mosaic Land Management	\$10,971.25
Whelan, Corrente & Flanders	\$ 286.35
Graphix Plus	\$ 795.00
Meadow Mowing	\$ 810.00
DeSautel & Browning	\$ 7,680.60
Helger Bros.	\$ 140.00
RM Construction	\$ 1,600.00
Natalie Jackvony	\$ 1,248.75
Cheryl Cady	\$ 5,197.50
Brousseau Landscaping	\$ 1,840.00
Brousseau Landscaping	\$ 2,400.00
Brousseau Landscaping	\$ 2,230.00
Brousseau Landscaping	\$ 1,820.00
Brousseau Landscaping	\$ 1,050.00
Brousseau Landscaping	\$ 560.00

Motion to approve payment of the bills made by S. Souza. Second by W. Montgomery. 6-0 approve.

- Credit Card Application and Usage: Mr. McNamee, Town Treasurer, is requesting a card in C. Cady’s name. We should have it in one month. It will have a \$5,000.00 limit.

- Review of Transfer Tax Returns:

-During the period of January 8, 2026, through January 22, 2026, transfer taxes in the amount of \$2,708.58 were paid to the Trust. This reflects transfer #3518 through 3520. The

Transfer Taxes were reviewed; no errors were noted.

Motion to move Stewardship up ahead of Communication and Outreach made by W. Montgomery. Second by E. Bowen. 6-0 approve.

6.) Sub-committee Reports:

- Stewardship Committee: (Review/take action/vote):

- Greene (Plat 45, Lots 45, 46-2, 47, 99, 100, 101,102,103): Email received from Gail and Roger Greene, dated 1-18-2026, re: Simmons Mill Pond. They have been working with RI Foundation and have established an account for funding. LCACT should receive all relevant documents. Waiting for title commitment correction to be received.

- Peckham (Plat 22, Lot 15-4): Mat Cordeiro would like to plant something different on the property. He currently hays the property. He would like to rework the property and possibly grow corn or pumpkins on the property. He would like to turn over the soil and get rid of the weeds. There are several ruts in property. It has not been overturned in several years. He is aware that a path needs to be left open for people to walk.

A lease will need to be written. W. Montgomery recommended a three-year lease with a two-year option to renew.

Motion to advertise the property made by M. Steers. Second by S. Souza. 6-0 approve.

- General Stewardship Update

- Adam Yorks has completed the Beck/Wattles Baseline Documentation Report. He has also started the pre-work on the Couto property. The Bumble Bee Baseline Documentation Report is next. The survey needs to be completed on Bumble Bee first.

- General Maintenance

- A contractor has been identified to remove the debris at Ham. The snow is impeding the cleanup.

- The Couto property also needs to be cleaned up.

- Communications/ Outreach: (Review/take action/vote):

- LCACT website update: C. Cady will update the website prior to the February meeting date with E. Bowen, D. McNaughton, M. Steers and Natalie Jackvony.

- 2025 Communications:

- Annual Report: The Annual Report was reviewed.

Motion that the Annual Report is sufficient and complete made by N. Levine. Second by S. Souza. 6-0 approve.

E. Bowen commented that regarding the pie chart, he needed to do the calculations. Thought it to be graphic heavy and accounting light. For FY '26 he would like to see it more accounting heavy.

Motion to accept the Annual Report made by N.L. Second by S. Souza. 6-0 approve.

The Annual Report exists electronically. It could be posted to the LCACT website and distributed to the email list. To advertise in the Sakonnet Times an ad could be placed with the link or an ad directing people to contact us for a copy. It will be posted to the website, a letter and ad could be placed in the Sakonnet Times, printed copies for the library and the Town Clerk's office.

Motion to post on websites (old and new), potentially ask Samantha Snow to create a brief little ad in Sakonnet Times to offer it through a link, have 50 copies printed for distribution,

and email to Town Councilors made by D. McNaughton. Second by W. Montgomery. 6-0 approve.

- Less Annoying Database project and Mail Chimp update. Less Annoying is a database that contains all our email contacts. Less Annoying does not allow for bulk mailing. Mailchimp would be needed for bulk mailings and costs \$20.00 per month.

Motion to subscribe to Mailchimp for \$20.00 per month made by N. Levine. Second by W. Montgomery. 6-0 approve.

- Land Protection Committee Update/Review Property Status/take action:

- The Nature Conservancy (Plat 20, Lots 40-4, 44-3, 44-5): Mr. John Berg explained that TNC has closed on Plat 20, Lot 44- 3 (Fabia). Lot 44-4 is scheduled to close on February 27, 2026. The seller may not be ready to close on this date. TNC may also not be ready to close on February 27, 2026, because the survey may not be completed.

The grant agreement with the LCACT is to close by June 30, 2026. TNC will sell a Deed to Development Rights to LCACT. N. Levine suggested closing by the end of March; TNC should have the survey by then. The surveyor needs to mark the corners of the property. The survey and the Deed to Development Rights are needed. TNC has completed the title search. The Phase I Environmental Study is done internally by TNC, but TNC cannot share it. They can indicate if there is anything of concern in the report. The survey needs to be completed before the Baseline Documentation Report is done and the Baseline needs to be completed before the Deed to Development Rights is completed.

TNC needs to know LCACT's vision for the property over time for the Deed to Development Rights. N. Levine suggested we engage Mosaic to complete a comparison Plat 20, Lot 72-1 DDR and Plat 20, Lot 40-1 DDR and call out the difference, so LCACT has something to assess and work off of.

LCACT will work toward a March 30, 2026, closing date.

8.) New Applications:

- Harlan C. Billings Trust (Plat 29, Lot 42): N. Levine has spoken with the trustee. The owners have various ideas. N. Levine recommends accepting the application. Motion to accept the application made by N.L. Second by W.M. 6-0 approve. It was suggested that this property could be added to the NRCS/USDA grant application.

Motion to obtain an appraisal at a cost of up to \$1,000.00 made by N. Levine. Second by W. Montgomery. 6-0 approve.

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 S. Souza. Second by M. Steers. 6-0 approve. (Members were polled individually regarding the motion and voted as follows: (N. Levine -yes, M. Steers - yes, S. Souza – yes, D. McNaughton – yes, W. Montgomery – yes, E. Bowen - yes)

Entered Executive Session at 8:06pm.

11.) Return to Open Session: 8:53pm.

12.) Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive Session made by M. Steers. Second by N. Levine. 6-0 approve.

13.) Adjournment: Motion to adjourn made by E. Bowen. Second by S. Souza. 6-0 approve.

Adjourned 8:54pm.

Respectfully submitted,
Cheryl Cady