

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
June 3, 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, W. Montgomery, Taylor Johnston, and S. Souza.

E. Bowen was absent.
One vacant position.

2.) Minutes: The Public Session and Executive Session minutes from the meetings of May 6, 2026, were reviewed. S. Souza made a correction to the Transfer Tax section of the minutes. The transfer tax forms #3529 and #3530 should have been one transfer form completed with one exemption only. This would change the disputed tax amount due from \$540.00 to \$1,980.00.

Motion to approve the Public Session minutes from May 6, 2026, made by M. Steers. Second by W. Montgomery. 4-0-1 approve. (D. McNaughton abstained).

3.) Presentation by Donna Pilkington regarding Stonewall Stewards: Ms. Pilkington explained that Stonewall Stewards got a grant from the Garden Club to fund Stonewall Stewards. The Stewards are focusing on clearing the invasive species from local stonewalls. Concerns were raised about the upkeep, repair and documenting the stone walls in Little Compton.

A phone app has been developed where a picture can be taken of a stone wall and uploaded onto the map by following the steps. The photos are uploaded to the Sakonnet Garden Club website.

The Garden Club would like LCACT to document the stone walls on their properties. T. Johnston suggested that this could possibly be integrated into the annual monitoring. W. Montgomery suggested exploring the idea of hiring a college student to document the stonewalls on the LCACT properties.

Hiring an intern will be discussed at the next Stewardship Subcommittee meeting.

4.) Consent Agenda:

- * Email received from Laurel, cmcri, dated 5-8-2026, re: Register Now: RI Land Access Network Spring Gathering,
- * Email received from Heather Cook, dated 5-12-2026, re: RI Records Retention Information,
- * Email received from Chris Clark, dated 5-18-2026, re: LCCC Newsletter Inclusion,
- * Email received from USDA in Rhode Island, dated 4-29-2026, re: NRCS Announces Second Application Sign-ups for Agricultural Land Easements,
- * Email received from Secretary of State Greg M. Amore, dated 5-6-2026, re: Commemorating 250 Years of Rhode Island,
- * Email received from Kate Sayles, RI Land Trusts, dated 5-19-2026, re: Mid-May Land Trust Leaders Update,
- * Received Rhode Island USDA Service Center May 2026 Newsletter,
- * Received RI Land Trust Council ENEWS – May 2026.

Motion to file made by S. Souza. Second by W. Montgomery. 5-0 approve

5.) Correspondence:

- Communication from Algonquin Gas regarding Pipeline Project: A meeting is being scheduled for June 23, 2026, with Algonquin to understand the project and its impacts. Attorney Browning will be asked to attend.

6.) Finance Committee / Treasurer's Report

-Account Balances

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

Washington Trust Checking	\$ 8,064.
Washington Trust Money Market	\$1,428,365.
Washington Trust Savings	\$4,206,428.

The total of all accounts is \$5,642,857.

D. McNaughton discussed the flow of money. It appears to be going into the Money Market Account rather than the savings account which has a higher interest rate. The flow could be directly to the Savings Account or funds could be transferred on a regular basis. E. Bowen to check into this.

- Payment of Bills:

- Bills to be Paid:

Graphix Plus	\$ 46.00
Meadow Mowing	\$ 540.00
Mosaic Land Management	\$10,605.00
Cheryl Cady	\$ 5,175.00
Staples	\$ 30.99
East Bay Media	\$ 602.00
DeSautel & Browning	\$ 7,405.20
Helger Bros.	\$ 3,650.00

Motion to accept the bills as stated and authorize payment made by S. Souza. Second by W. Montgomery 5-0 approve.

- Credit Card Application and Usage: Currently waiting for the card. C. cady reported that she does have access to the town credit card for purchases.

Johnathan Gabriel explained that the Town Council is looking at obtaining a tax-exempt government credit card.

- Review of Transfer Tax Returns:

-During the period of May 4, 2026, through May 22, 2026, transfer taxes in the amount of \$98,260.00 were paid to the Trust. This reflects transfer #3532 through 3538. The Transfer Taxes were reviewed. S. Souza noted that:

- #3532 is 35% interest fee transferred. As a result, the taxable amount is \$117,500. A tax in the amount of \$4,700 should have been paid rather than \$0.00.

- #3536 did not have the percentage of the fee filled in. This should be reviewed as it could affect the exemption amount and tax due.

- # 3537 was for a conveyance of 50% of the fee. The exemption should have been \$225,000.00 rather than \$450,000.00. A transfer tax fee of \$1,400.00 is owed.

- S. Souza report he met with John McNamee regarding the Municipal Lien Certificate (MLC) issued prior to a property transfer and if the amount of the transfer tax could be included on the MLC. It is not possible to include the transfer tax on the MLC because the MLC shows the sellers' obligation and not the buyers' obligation.

Mr. McNamee suggested reviewing the transfer tax for and tweaking it. S. Souza will revise the form. It will be LCACT's responsibility to confirm the transfer tax owed. The treasurer's Office will accept the payment.

- Email received from Nancy Costa, dated 5-20-2026, re: 82B Warren's Point Road,
- Email received from Theresa Riley, dated 5-22-2026, re: 82B Warren's Point call back request,
- Email received from James Davids, dated 5-4-2026, re: Peckham Lease Agreement,
- Email received from Zoom Communications, dated 5-22-2026, re: Your Zoom Renewal is Almost Here,
- Little Compton Celebrates America 250 Committee – Consider request for donation.

- Bill Boudreau presented the Little Compton Celebrates America request for a donation at the May meeting. D. McNaughton expressed that he would like local produce to be used at the event. Motion to approve \$5,000.00 to support the Little Compton Celebrates America Farmers' Day made by S. Souza. Second by W. Montgomery. 5-0 approve.

- Email received from Jonathan Gabriel, dated 3-24-2026, re: Estimates for Council AV.

Mr. Jonathan Gabriel presented a request for financial assistance to upgrade the audio/visual equipment in the Town Council Chambers. The equipment will be used to live stream town meetings. LCACT is the most tech able committee using live streaming, a website, etc.

Three options for equipment were reviewed. The options range from a cost of \$40,000 to \$50,000. The variations in the cost are based on the number of participants and sound quality. An audio system, video component and ability to live stream are all considerations when purchasing the equipment.

The audio portion will be smaller and have noise cancellation and feedback. The voice will be louder and clearer. The video component will allow for mounting of large displays and speakers. It also includes a console, that will be located in the center of the "U" shape, so committee members will not need to turn their backs to the audience to see the television.

Live streaming will be made easier. It will be a small console containing one button that will start and stop the live stream. The Town Council has received feedback that live streaming the meetings is positive, but the quality is not.

The current 26/27 town budget includes \$25,000 for upgrades. There are no licensing or re-occurring costs. The system is designed for ease of use. The goal is for anyone to be able to use the system. Mr. Gabriel recommended the mid-tier system be purchased. The request for funding of the equipment will be on the July agenda.

- Donation received from Frank J. Faltus.

7.) Sub-committee Reports:

- **Strategy Committee Update:** No discussion.

- **Communication/Outreach:**

- LCACT website update:

-T. Johnston reported that LCACT had been paying for HostGator to host our website. It does not really work for our needs. Johnathan Gabriel has moved both the LCACT website and emails to the Town's server. This allows LCACT to take advantage of both the speed and security the server offers. The website is now being looked at for other security measures.

-Email from Margie Brennan, dated 3-29-2026, re: Fw: Introduction to Aginnovation and Potential Partnerships Opportunity.

- S. Souza reached out to Aginnovation. The program is on hold due to their farm manager leaving.

- Farmer Gathering: T. Johnston suggested that in early November a gathering be held with local farms to assist in determining goals for next year. The focus would be to get more farmland under cultivation or use and gather information about what farmers need. How can LCACT support farmers and how to pair farmers with other landowners. A list of farmers could be obtained by working with the assessor's office, NRCS and DEM. Farmers who are not farming on LCACT would also be invited. Planning will begin this summer.

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

- Baseline Documentation Reports: baseline Documentation Reports are 83% complete for all LCACT properties.

- Apfel/ Simon (Plat 1, Lot 168): T. Johnston and W. Montgomery met with the property owners on May 28, 2026. There were some easement violations on the property. The violations were discussed with the owners. They are agreeable to fixing the violations. T. Johnston has put them in touch with Jeremy Allen, who can help with the process.

- General Stewardship Update: The Stewardship Committee is continuing the process of working on its goals. They have been meeting with Mosaic Land Management regarding the monitoring process.

- General Maintenance

- Fields are being mowed.

- Theresa's Way: Road maintenance has been completed.

- Ham (Plat 31, Lots 43-4 and 43-5): The barn has been taken down and debris removed. The area will be planted. W. Montgomery will follow up on the driveway repair.

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

- Harlan C. Billings Trust (Plat 29, Lot 42): The application is on hold.

- Haffenreffer/ Brady (Plat 37, Lot 38): E. Bowen has spoken with Mr. Brady. There are options which are being discussed for access.

- Yorks (Plat 26, Lot 8-4): No discussion.

- Fontaine (Plat 29, Lot 41): W. Montgomery has spoken with Paul Golumbeski. Further discussion in Executive Session.

- The Nature Conservancy (Plat 20, Lots 40-4, 44-3, 44-5): Attorney Marion and The Nature Conservancy Legal are working on the easement. An extension to the agreement needs to be signed, extending the date to September 30, 2026.

- Paul Anarumo (plat 39, Lot 27): Executive Session.

- Beverly and Paul Anarumo (Plat 44, Lot 1): Executive Session.

- St. Pierre (Plat 30, Lot 39-1): Executive Session.

- Middendorf (Plat 6, Lot 94-5): Executive Session.

- Recreation and Hunting Committee:

- Hunting Update:

- The Recreation and Hunting Committee would like to schedule a meeting for hunters. The Game Club is available on June 20, 2026, at 10:00am. Invitations were emailed to hunters. Dylan Ferreira, from DEM, will give a brief presentation and then open discussion, comments and concerns will take place. A poster of hunting properties will be displayed, and hunting applications will be available. Refreshments will also be served.

Motion to approve \$500 for refreshments made by S. Souza. Second by W. Montgomery. 5-00 approve.

8.) The Nature Conservancy:

- No discussion.

Motion to close the Public Session made by S. Souza. Second by T. Johnston 5-0 approve.

9.) New Application:

- Little Compton Scout Association (Plat 41 Lots 67-2, 70 & 71): W. Montgomery and S. Souza met with representatives of the Little Compton Scout Association. The application is for the sale of development rights.

Motion to accept the application made by S. Souza. Second by W. Montgomery. 5-0 approve.

10.) Executive Session:

Motion to enter Executive Session pursuant to R.I.G.L. 42-46-5(a) (5) for the purpose of discussing land acquisitions/negotiations made by S. Souza. W. Montgomery. 5-0 approve.

(Members were polled individually regarding the motion and voted as follows: (D. McNaughton – yes, M. Steers - yes, S. Souza – yes, W. Montgomery – yes, T. Johnston - yes)

Entered into Executive Session at 8:45pm.

11.) Return to Open Session: 9:46pm.

12.) Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive Session made by W. Montgomery. Second by T. Johnston. 5-0 approve.

13.) Adjournment: Motion to adjourn made by M. Steers. Second by T. Johnston. 5-0 approve.

Adjourned 9:24pm.

Respectfully submitted,
Cheryl Cady