BUNCOMBE COUNTY
LAND CONSERVATION ADVISORY BOARD
MEETING MINUTES
8:00 AM, SEPTEMBER 17, 2025. VIA ZOOM

Members present:	Non-members present:
Nancy Nehls-Nelson – Chair Bob Turner – Vice Chair Stagg Newman Lang Hornthal David Tuch Bruce Schlesinger Matt Fusco (quorum = 7/9)	Martha Ross– BCSWCD Marika Lapham- BCSWCD Jess Laggis – SAHC Michelle Pugliese – SAHC Tom Fanslow – CC Lillian Govus – BC Staff

There was a quorum, as there were at least 5 members present. The following discussion occurred between members present:

The meeting was called to order at 8:06 AM.

- Bob Turner called the meeting to order.

Conflict of Interest Statement:

In the interest of preserving public confidence in the actions of this Board, the chair reminds members of their duty to avoid any conflicts of interests and inquires as to whether any member knows of any conflict of interest or potential conflict of interest with respect to matters to come before the Board.

No conflict of interest raised by the Board.

Approval of Agenda

- *Stagg Newman made a motion to approve October 21, 2025, agenda moving the Evaluation to New Projects to take place after public comment. The motion was seconded by Nancy Nehls Nelson and the motion passed on the vote.*

Approval of Minutes

- *David Tuch made a motion to approve September 17, 2025, minutes and Matt Fusco seconded, the motion passed on the vote.*

Public Comment: None.

Updates from Land Conservation Agencies and BC Agriculture & Land Resources

- Jess Laggis, Southern Appalachian Highland Conservancy
  - Two closings: Berea Dam Pasture Project & Snowball Mountain Phase II
- Tom Fanslow, Conserving Carolina
  - Old Camp Woodsen Property, 226 acres thanks to the support of LCAB
    - Expanding and completing the second purchase in the 4th quarter
- Martha Ross, Buncombe County Soil & Water
  - 7 projects approved by the board of commissioners and moving forward with those projects
  - Hopefully a few new projects starting at the end of the month

Discussions, Evaluation & Discussions on New Projects presented in September 2025

- Haw Creek – Discussion ensued on the benefits of the projects
  - Requesting $254,000 (total acquisition and transaction costs) that Ariel had already allocated for the FY to be paid by Bonds
    - LCAB Board only responsible for the transaction costs ($54,000) – need to carry through the commitment to use the bond funds

Bruce makes a motion to approve the Haw Creek project. Matt Fusco seconded. The Motion passed on the vote.

- Conservation ensued to better understand the process, and the experts who, approve projects
  - For Haw Cree, slightly lower scoring than regular, but the funding is there and the project meets the need, but we need to keep spending to prove the need to keep funding flowing for conservation
- Warren Wilson – Jess Laggis presented: last time we talked, state had not made any decisions on funding but now they have, but ADFP was approved Daisy Hill and Central Pastures, so now we know the remaining balance to get these projects completed.
  - Discussion ensued on the benefits of the project
  - Asking to approve $858,084.00 of the budget funding for the purchase price for the easements – this has been considered, budget has been allocated, and board has the funds.

Stagg Newman makes a motion, Nancy Nehls Nelson seconded. Motion passes on the vote.

New Projects Requesting Funding

- Cole Projects/The Duck Branch Projects– Tom Fanslow, CC
  - Requesting funding totaling $176,000, landowner proposed donation of $128,500 of the easement value. Score of 73 currently, but with another review its possible to pick up 2 extra points. Expands, in conjunction with the Light Center projects, on the existing 2-acre conservation easement donated by United Research that kickstarted the conservation efforts for that area.
  - Questions/Discussion: requesting funds, next meeting LCAB will vote on this matter (Martha will send link of the virtual tour and a reminder that the group is

going to vote, will also get with Ariel to see how allocating the funds to this project would affect the board budget.

- Light Center Nature Preserve – Tom Fanslow, CC
  - Landowner is United Research, requesting $282,000 from the Bond fund for an Easement purchase. Currently already has $416,800 in grants, with a large portion allocated for easement purchase.
- Light Center Fram – Tom Fanslow, CC
  - Requesting $46,000 from the Bond fund for an easement purchase. Landowner is United Research. Over 98% of the land is on prime soil.
  - All three projects presented today by Tom Fanslow at Conserving Carolina are butted against each other and will preserve beautiful scenic value off hwy 9 and offers public access.

Announcements and Discussions

- Roughly $504,000 being requested by Conserving Carolina from the Board's Open-Source Bond fund. Funding and budget questions for Ariel Zijp ensued.
- Requesting a summary of the budget including what's projected for Ariel Zijp.
- Another site visit will be scheduled before next board's meeting, Martha Ross to follow-up.

Adjournment

- *Nancy Nehls Nelson made a motion to adjourn, seconded by Stagg Newman, and the motion passed on the vote.*

With no other announcements or discussions, the meeting adjourned at 9:33 AM.