BUNCOMBE COUNTY
LAND CONSERVATION ADVISORY BOARD
MEETING MINUTES
8:00 AM, NOVEMBER 19, 2025. VIA ZOOM

Members present:	Non-members present:
Nancy Nehls Nelson, Chair	
Robert Turner, Vice-Chair	Ariel Zijp - BCSWCD
Bob Gale	Martha Ross - BCSWCD
Nancy Edgerton	Marika Lapham - BCSWCD
Bruce Schlesinger	Jess Laggis – SAHC
David Tuch	Tom Fanslow – Conserving Carolina
Lang Hornthal	Johanna Cano – BC Staff
(quorum = 7/9)	

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

Nancy Nehls Nelson called the meeting to order at 8:02 am.

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 interest 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 November Meeting Agenda

- Nancy Edgerton made a motion to approve November 19, 2025, agenda, seconded by Bob Gale, and the motion passed on the vote.

Approval of October Minutes

- Nancy Edgerton made a motion to approve October 15, 2025, minutes, Bruce Schlessinger seconded, and the motion passed on the vote.

Board Member Application Discussion: Presented by Ariel Zijp.

- 6 candidates applied, however one of the applicants is no longer a resident of Buncombe County so they are no longer eligible to serve on the board.
- Discussion ensued on parameters and options for choosing new members. All present board members agree that the remaining 5 candidates are all exciting and each have worthy qualifications.
- Discussion ensued on candidates: Cameron Farlow, Liesl Erb, David Siripoonsup, Bing Owens and James Patrick Hunter.

- Discussion ensued regarding board member appointments and the possibility of staggering appointments as members leave, as well as roles and rules for retiring board members who would like to remain active with the board in some capacity.

Bob Gale makes a motion to nominate the following to the Land Conservation Advisory Committee board: Cameron Farlow, Liesl Erb, James Patrick Hunger, and David Siripoonsup. Nancy Edgerton seconded and the motion passes on the vote.

- In-person meeting planned for the January 2026 meeting – this is an opportunity for new members to meet the existing board.
- New Board members to be presented at the December 2nd Board of Commissioners meeting.

Update from Land Conservation Agencies: None.

Discussion, Evaluations & Decisions on New Projects presented in October 2025: Presented by Tom Fanslow.

a) Brian and Barbara Cole (Duck Branch)
    a. Evaluation Score of 69.
    b. Nancy Edgerton and Bob Gale visited – they found the landowners to be excellent stewards of the land.
    c. The final request is $176,000 - $21,000 for transaction costs and $155,000 for easement purchase.
b) United Research (The Light Center) Nature Preserve
    a. Evaluation Score of 81.
    b. Nancy Edgerton and Bob Gale visited – property also well stewarded and about half the property is open to public
    c. The final request is $282,000 for easement purchase.
c) United Research (The Light Center) Farm
    a. Evaluation Score of 70.
    b. Nancy Edgerton and Bob Gale visited – property showed good water management, especially after large events like Helene. Flat walking trail coming soon.
    c. The final request is $46,000 for easement purchase.

- Discussion ensued on the three projects.
- The transaction costs are to come out of the annual budget, and the purchase funds are to come out of the Open Space bond.

Nancy Edgerton makes a motion to approve the Brian and Barbara Cole (Duck Branch) Project. The motion is seconded by Lang Hornthal and the motion passes on the vote.

Bob Gale makes a motion to approve the United Research (The Light Center) Nature Preserve Project. The motion is seconded by David Tuch and the motion passes on the vote.

Bob Gale makes a motion to approve the United Research (The Light Center) Farm Project. The motion is seconded by Bruce Schlesinger and the motion passes on the vote.

Approval of 2026 LCAB Board Meeting Calendar: Presented by Ariel Zijp.

- The Board typically does not meet in December due to the meeting being held too close to the holidays and often a quorum is not met.
- Following the proposed dates, each board meeting is to be scheduled for 60-minute meetings, typically by Zoom, but meetings can be in person if there is need.
    - Including the January 2026 meeting which is to take place in person and be a 90-minute board meeting.
- No county funds for special events, including the conservation donor event. Plans to include in next year's fiscal year budget.

Bob Turner makes a motion to adopt the 2026 Board Meeting Schedule with the addition of a 90-minute in-person meeting in January. The motion is seconded by Bob Gale and motion passes on the vote.

Announcements and Discussions

- At the January 2026 meeting, to be held in person at 49 Mt. Carmel Road in the conference room, new appointments will be voted on as well as new board positions since the current chair and vice-chair terms are ending.
    - Nancy Edgerton is interested and has experience running a board. Nancy will not be able to attend the January meeting, but please be sure to keep her name in your consideration during the new chair vote.
- Board members who are due to leave can join in some capacity- Ariel Zijp to find out more specifics on rules for past board members.
    - Leaving board members are not counted for quorum nor are they able to vote, but they can provide opinions.
- Thanks to the board members who have served wonderfully and provided their expertise throughout their years on the board.

Adjournment

- David Tuch made a motion to adjourn, seconded by Nancy Edgerton, and the motion passed unanimously.

With no other announcements or discussions, the meeting adjourned at 9:00 am.