

# CONSERVATION LANDS ADVISORY COMMITTEE

Meeting Minutes – February 7, 2025

## **APPROVED**

### **Call to order**

The meeting convened at 1:00 pm with members John Barry; Larry Landry; Colleen Stansbury; Kathy Streveler; Mike Taylor (Chair); & Susan Warner. Excused: Tanner Horst. Others: Artemis BonaDea; Annie Mackovjak; Sally McLaughlin; Karen Taylor; & Shelley Owens.

### **Approval of minutes**

The minutes of the January 3, 2025 meeting were adopted by unanimous consent.

### **Review of Committee Resolution CY 24-12 (Taylor)**

Mike discussed a proposed amendment of the ordinance on committees that would limit council member participation as non-voting liaisons. There was a discussion of the Open Meetings Act and the role of council members serving on a committee.

### **Review of Committee web page (Warner)**

Susan expressed the need to do a better job of communicating with the community and proposed a CLAC tab on City's website with a landing page and information pages, and requested help in how to populate it. Larry and Colleen offered to work on it.

### **Reports from committee members**

- Map development and description of Gustavus conservation lands (Barry)

John gave a presentation on conservation lands, displaying a number of resources including Alaska Mapper; the Bureau of Land Management website; and the State Recorder's website. He described ownership and restrictions, such as the Dude Creek parcel in which there are use restrictions in the quitclaim deed, but no conservation easement.

TNC lands: TNC owns the title but the conservation easement is held by ADF&G. A conservation easement isn't permanent, however, transfer of the property would require consent from the USF&WS; in addition a new owner would be required to reimburse ADF&G if the property is developed. The purchase price was \$800/acre and a new assessment might be needed.

Mental Health Trust (MHT) land is held by the Department of Natural Resources (DNR). Colleen commented that if you own adjacent property, you can submit an offer to buy it from MHT, but non-adjacent lands have to put up for sale.

Other properties discussed included the Dude Creek parcel which is managed by the School Trust Fund under the ANILCA School Trust Provision; a Rink Creek parcel; and DNR parcels at the dock. Mike explained that at the boat harbor, the City owns tracts B-1 and B-3, but not central tract B-2, which is under a Conservation Resource Management Agreement (CRMA) with DNR which will be expiring. There is some

accreted land at the harbor. The owner of adjoining uplands can apply for the accreted lands, and SEALT will work with the DeBoers to claim the accreted uplands and include them in the conservation easement. Additional discussion included the use of cross-protective measures and free passage provided by a section line under a dedicated easement. John copied the maps to members' thumbdrives.

- TNC contacts and MOU consideration (Streveler)

Kathy sent an email to TNC encouraging communications and discussing a Memorandum of Understanding (MOU). Ivy replied, thanking Kathy for reaching out and expressing interest in collaboration with CLAC

- Land Legacy history and purchase of Forelands Preserve tracts (Stansbury)

Colleen provided a copy of Hank's *Gustavus Forelands Preserve: A brief history*. Kathy said she will add onto it, and Susan said it is now on the CLAC website.

- SEALT--Beach Meadows tracts conservation easement (Warner)

Susan reported on a phone call with Stephanie about her conversations with the DeBoers and beginning discussion of terms for a conservation easement. The DeBoer subdivision is in process and will define easements in the plat. Stephanie will provide us with a Gant chart about the project process.

### **Review of Resolution and Project Scoping document (Taylor & Warner)**

Shelley provided a procedural history: CLAC was established in May by Resolution CY-24-12 and submitted an Endowment Fund Grant (EFG) application in October. Before the December Council meeting, CLAC was instructed to submit a project scoping document, which was approved with its EFG application. Following an expression of public confusion and concern about the project, Shelley prepared a resolution and amended project scoping document to clarify the roles and responsibilities of CLAC and the City for the February Council meeting. Mike and Susan edited the draft resolution and prepared a 2<sup>nd</sup> amended project scoping document. The Mayor requested they provide the documents to CLAC prior to presenting them to the Council in March.

There was a comprehensive discussion of the CLAC resolution and edits to the CLAC amended project scoping document. A consensus was reached to submit the scoping document and resolution as edited to the Council. Shelley said she would check if SEALT's legal fees are allowable EFG expenses. Kathy said she would like to memorialize the historical importance of community interests being appropriately served in future documents.

### **Letter to community (Landry & Stansbury)**

Larry presented a draft letter to the community addressing concerns regarding the beach meadows project and EDF funding, and there was consensus to post it on the CLAC website.

**Next meeting date and time: Friday, March 7, 2025 at 1:00 pm**

**Adjournment: The meeting adjourned at 4:37 pm.**

Submitted by Shelley Owens