

**CONSERVATION EASEMENT WORKING GROUP  
Town of Signal Mountain  
Regular Meeting  
Thursday, June 18, 2013 at 7:00 p.m., Town Hall**

Members present: Ron Galante, Che Carico, Corinne Giagnorio, Eva Conwell, Bill Fronk, Britt Reynolds, Claire Griesinger,

Others present: Town Manager Chris Dorsey, Councilmember Annette Allen

The first item after introductions were made was to elect officers. Ron Galante was elected Chair, Che Carico, Vice-Chair and Annette Allen, Secretary.

Ms. Allen explained that the Land Trust for Tennessee had requested that the committee give them a list of new improvements to be included in the easement agreement for each parcel. Mr. Galante led an extensive discussion about the process the group should use to determine these uses. It was decided that in within a week each member would submit a list to Ms. Allen who would consolidate them into a master list, which she would email to the group and to Emily Parish of the Land Trust to get her feedback.

The group decided to meet again Wednesday, July 31 at 7 pm at Town Hall.

**CONSERVATION EASEMENT WORKING GROUP**  
**Town of Signal Mountain**  
**Regular Meeting**  
**Wednesday, July 31, 2013 at 7:00 p.m., Town Hall**

Members present: Ron Galante, Che Carico, Bill Fronk (by phone), Claire Griesinger, Corinne Giagnorio, Cliff Henry, Britt Reynolds

Members Absent: Eva Conwell

Others present: Town Manager Chris Dorsey; Councilmember Annette Allen; Sarah O'Rear, Land Trust for Tennessee, Southeast Region Assistant Project Manager

The first item on the agenda was to approve the minutes of the June 18 meeting. Britt Reynolds pointed out that Cliff Henry should have been listed under "Members present." The minutes were approved with this amendment.

The next item was to discuss potential improvements for the proposed parcels. Sarah O'Rear reviewed the Group's Draft of Proposed Improvements to consider for the respective parcels and helped differentiate the "light impact" improvements, such as signage; kiosks; storm shelters; additional trails and bridges from those that would require clearing and permanent foundations, such as restrooms, backpacking shelters, parking and nature centers. Ms. O'Rear said that "low impact" improvements would be allowed under the easement and that the group needed to identify the higher impact improvements.

The Group discussed the appropriateness of each parcel for potential improvements and produced the attached list.

Ms. O'Rear told the Group it would be easier and less expensive to include all the parcels under one conservation easement agreement that described the specifics

of each parcel rather than create an agreement for each parcel. The Group told Ms. O'Rear they had no objection to one comprehensive agreement.

Ms. O'Rear said that she would take the group's list of improvements and begin drafting the agreement, which could possibly take a couple of months. Mr. Henry asked Ms. O'Rear if she could draft the sections of the agreement pertaining to the improvements first and send that back to the Group for review, as the rest of the document would be standard conservation easement language and the legal description of the parcels. Ms. O'Rear agreed to do that.

The Group members decided that the next meeting would be called once they had received the draft agreement and had had time to review it.

**CONSERVATION EASEMENT WORKING GROUP**  
**Town of Signal Mountain**  
**Regular Meeting**  
**Wednesday, September 11, 2013 at 7:00 p.m., Town Hall**

Members present: Che Carico, Bill Fronk (via Skype), Claire Griesinger, Corinne Giagnorio, Eva Conwell, Britt Reynolds

Members Absent: Cliff Henry, Ron Galante

Others present: Town Manager Chris Dorsey; Councilmember Annette Allen; Sarah O'Rear, Land Trust for Tennessee, Southeast Region Assistant Project Manager

The first item of business was acceptance of the minutes.

The next item was a discussion of the draft easement agreement. The group agreed that they wanted to add that the town would follow the procedures of Section 5 before they could build a road on any of the parcels. The group requested the same requirement be added before any parking could be added for Parcel 1 (Rainbow Lake). The group discussed problems associated with limiting new structures to the identified Activity Area of Parcel 1 (Rainbow Lake). Sarah agreed to see if there was another way to limit the structures. The group agreed that adding the back nine of the golf course to the easement at this time was not an idea they supported. Britt Reynolds asked if fixed anchors for climbing could be included as recreational improvements that will have minimal impact (6f). The group agreed to strike Section 8c regarding agricultural uses as it was not relevant, but that allowances might be made for a community garden. Chris Dorsey asked if the language regarding utility easements could be expanded to include permission to cross the parcels in order to connect services off the property. There was discussion about the number of backpacking shelters and whether to limit the size. It was agreed that the number of primitive toilets could be raised from three to five or six. The group also discussed prohibiting timber harvesting.

The last item of business was a discussion of the creation of a fundraising subcommittee to help raise money for the stewardship fund. Claire Griesinger, Eva Conwell, Corinne Giagnorio and Britt Reynolds volunteered to serve on the subcommittee.

The meeting was adjourned.

**CONSERVATION EASEMENT WORKING GROUP**  
**Town of Signal Mountain**  
**Regular Meeting**  
**Wednesday, October 23, 2013 at 7:00 p.m., Town Hall**

Members present: Ron Galante, Che Carico, Eva Conwell, Bill Fronk, Claire Griesinger, Corinne Giagnorio

Members Absent: Clif Henry and Britt Reynolds

Others present: Councilmember Annette Allen; Sarah O'Rear, Land Trust for Tennessee, Southeast Region Assistant Project Manager

After approval of the September minutes the committee reviewed the changes Ms. O'Rear had made to the draft agreement.

Ron Galante expressed his concern that the term "rock climbing anchors" was included in Section 6 f among a list of examples of recreational improvements that have minimal impact on Conservation Values and therefore do not require approval of the Land Trust for Tennessee. Mr. Galante's concern was that inclusion of "rock climbing anchors" in this section might encourage the legalization of climbing in the Town. Much discussion ensued. The committee agreed to remove the reference to "rock climbing anchors" after Ms. O'Rear assured that should climbing become legal in the Town, the agreement would not prohibit climbing anchors, because they met the criteria of an improvement of minimal impact.

The committee also discussed how the activity area in Rainbow Lake was delineated in the document. The Land Trust had chosen a GIS point and drawn a circle around it with a 1000 foot radius. Bill Fronk was concerned that some nice, flat land and a former parking lot that would be a logical place for a recreational structure was outside the 1000 foot radius. Mr. Fronk suggested that the bluff

line be used as a boundary instead as he had seen this done in other conservation agreements and easements he had been involved with. Claire Greisinger suggested that a second circle be drawn that would include the land Mr. Fronk wanted to include. Mr. Fronk was going to contact Josh Rogers, a parks board member, to see if he could help locate a second GIS point. Ms. O'Rear was going to check with the Nashville office to see if using the bluff line would be acceptable.

Annette Allen gave an accounting of the activities of the Fundraising Committee and reported having raised over \$1000 from two bake sales. The committee also planned to sell bake goods and advertise the cause during Sunday on Signal coming up in November.

**CONSERVATION EASEMENT WORKING GROUP**  
**Town of Signal Mountain**  
**Regular Meeting**  
**Wednesday, December 11, 2013 at 6:30 p.m., Town Hall**

Members present: Ron Galante, Che Carico, Bill Fronk, Claire Griesinger, Corinne Giagnorio, Britt Reynolds

Members Absent: Eva Conwell, Cliff Henry

Others present: Councilmember Annette Allen;  
Sarah O'Rear, Land Trust for Tennessee, Southeast Region Assistant Project  
Manager

Chairman Ron Galante opened the meeting by calling for approval of the minutes. There were no corrections or additions, and they were passed unanimously.

Next, Ron opened a discussion about whether certain improvements could be excluded from the agreement now but added in the future if and when the Town changed its park rules, thus making those improvements relevant. For example, should camping become legal, only then would backpacking shelters be added to the agreement. After some consideration, Sarah O'Rear explained amendments could not make the agreement less restrictive.

There was discussion about the utility section of the document being too permissive. Annette Allen and Sarah agreed to work on revising it.

Sarah also addressed Ron's question about what would happen if the Land Trust went bankrupt, telling him that another entity would take over the Land Trust's role as Grantee.

The committee agreed that the use of the 1600' elevation worked well and would allow structures to be built near the old parking lot by the old Girl Scout cabin. There was a discussion about whether to include in the agreement an allowance

for a new road to access that area, but it was decided that a new road would not be necessary.

The committee agreed that no agricultural uses should be permitted. There was concern raised about Section 12 which prohibits the use of pesticides and the impact that might have for the Town if they wanted to treat the wooly adelgid in any of the easement areas. It was mentioned that the pesticide that is currently used is toxic to bees and fish. Sarah was going to review this section in other easement agreements and get back to us.

There being no other business, the meeting was adjourned.

**CONSERVATION EASEMENT WORKING GROUP**  
**Town of Signal Mountain**  
**Regular Meeting**  
**February 5, p.m., Town Hall**

Members present: Ron Galante, Che Carico, Eva Conwell, Bill Fronk, Claire Griesinger, Corinne Giagnorio, Britt Reynolds

Members Absent: Clif Henry

Others present: Councilmember Annette Allen; Sarah O'Rear, Land Trust for Tennessee, Southeast Region Assistant Project Manager; Town Manager Boyd Veal

The first item on the agenda was approval of the January minutes. Britt Reynolds moved for approval and Eva Conwell seconded. The minutes were approved unanimously.

The second item was to discuss the recent revisions Sarah O'Rear had made to the draft agreement per the committee's input at the January meeting. The group approved the changes.

Britt asked about the unresolved issue of whether the Cumberland Trail had been granted an easement through Rainbow Lake. Sarah said she had reached out to Bobby Fulcher, the Park Manager of the Cumberland Trail but had not heard back. She said she would try again.

Bill Fronk asked about the wisdom of the language in Section 8(i) that allows the Town to sell extra power back to the grid that might be generated from any on-site alternative power sources. After some discussion, it was agreed that this allowance would be removed from Section 8.

Bill also introduced the topic of carbon sequestration and thought it would be good to include language that permitted it. Sarah said it would not be prohibited without a specific allowance for it but agreed to add language to the draft that expressly allowed it.

The next item on the agenda was to vote on the document. Ron Galante moved and Britt Reynolds seconded that the document be approved with the changes agreed upon and be presented to the public for comment. The vote was unanimous and the document was approved.

The next item on the agenda was discussion of ideas for public input sessions. The group discussed presenting the document in large format and posting them on the walls. Citizens

could leave comments on Post-it notes as well as full sheets of paper. Possible dates were also discussed.

There being no other business, the meeting was adjourned.

Annette Allen  
Secretary

## CONSERVATION EASEMENT WORKING GROUP

Town of Signal Mountain  
Regular Meeting  
Wednesday, April 2, 2014

Members Present: Ron Galante, Che Carico, Bill Fronk, Corinne Giagnorio, Eva Conwell, Britt Reynolds

Members Absent: Claire Griesinger, Clif Henry

Others Present: Town Manager Boyd Veal; Councilmember Annette Allen; Sarah O'Rear, Land Trust for Tennessee Southeast Region Project Manager

The first item of business was acceptance of the minutes. Britt Reynolds moved that the minutes be accepted and Eva Conwell seconded. They passed unanimously.

The next item on the agenda was discussion of the comments citizens had submitted regarding the draft agreement. (Attached) The group's discussion on these comments is summarized below:

1. The WWTA has to change out old lines for new ones all the time so the current easement would be sufficient for them to make any upgrades they might need to make.
2. The condition of the trails are currently monitored by Parks Board members and maintained by the Parks Board and the Town Recreation Department. That arrangement would not change under the agreement.
3. There is no current provision for trading the St. Charles' inholding for other land. The group agreed it would not add such a provision.
4. The group saw no reason to divide Parcel 2 as TDOT has an easement that allows them access to make improvements to the Hwy 127.
5. The group reviewed the rights allowed in the agreement and agreed that the current provision for tree maintenance were sufficient. The group did not want to add a provision requiring a forest management plan as it opened the doors to commercial timbering and the potential to abuse the right.
6. The group did not want to put a time limit on the easement.
7. After much discussion it was agreed that the Green Gorge parcel was too small for a building, and Sarah noted that outdoor benches and platforms would be permitted under the provisions for "Other recreation improvements". She also said a wooden camping pad (where a tent could be pitched) would also be allowed under the same section.

8. There was then a discussion of what constitutes a lean-to and Sarah agreed to add language to the draft that would define a lean-to as a three-sided structure.
9. The group agreed to change the riparian buffer zone to 30 feet.
10. The group discussed the fact that if the land were leased, sold or encumbered, the conservation easement would still be upheld.

Boyd Veal noted that the Former Town Manager Honna Rogers submitted a comment regarding potential road improvements to the intersection where Mississippi, Maryland and Signal Mountain Blvd. converge. To improve the line of sight for vehicles, it may be necessary to cut into the NW corner of Lena Givens Park where a boulder is situated. Sarah agreed to add language to Section 10 of the agreement that would allow the removal of soil and rock for matters of public safety.

The group agreed it would not be able to vote on the document until Sarah had had time to make the agreed upon changes.

Under "Other Business" Sarah told the group that under the agreement the individual parcels would be treated as one and could not be subdivided and therefore, not sold separately. She asked the group if it wanted to change that language. The group discussed the pros and cons of allowing subdivision of the land and decided the biggest disadvantage of allowing parcels to be sold off separately would be that a new owner could limit public access to the property. It was decided not to change the language of the draft regarding subdividing the land.

The group agreed to meet next Wednesday at 6:30 to review the changes and vote to send the document to the attorneys for review.

Submitted by  
Annette Allen

CONSERVATION EASEMENT WORKING GROUP

Town of Signal Mountain  
Regular Meeting  
Wednesday, April 9, 2014

Members Present: Ron Galante, Che Carico, Bill Fronk, Corinne Giagnorio, Eva Conwell, Britt Reynolds, Claire Griesinger

Members Absent: Clif Henry

Others Present: Town Manager Boyd Veal; Councilmember Annette Allen; Sarah O'Rear, Land Trust for Tennessee Southeast Region Project Manager

The first item on the agenda was approval of the April 2 meeting. They passed unanimously.

The second item was to review of the final changes made to the easement agreement. After review Claire Griesinger moved to send the agreement to the council for its review. Corinne Giagnorio seconded.

Under other business, the fundraising subcommittee discussed the success they have had with bake sales having raised over \$1000. Sarah O'Rear reported that the Land Trust had received about \$10,000 in donations. The group then discussed future fundraisers including fun runs/walks, more bake sales, dinner parties, and other events.

The meeting was adjourned.