

# Report from the Freestone Oversight Committee

Larry Nagel  
UUCB Board of Trustees Meeting  
July 5, 2023

# The Freestone Oversight Committee (FOC)

- Beth Pollard (Board Rep)
- David Wemmer (Freestone Committee Rep)
- Alan Davis (Freestone Committee Rep)
- Tom Tripp
- Susan Lankford
- Larry Nagel

The Board may choose to add more members as necessary

# Freestone Oversight Committee Status

- The FOC met on June 12 and June 28, 2023
- Four members visited the Freestone property on June 16, 2023 to meet with Greg Luth and Shilin Jiang (GPL Engineers) to discuss structural analysis of the dome
- Overnights for volunteers: The Freestone Committee will make a proposal to the FOC for a plan that would allow volunteers to stay overnight safely. If the FOC approves the plan, the ultimate permission would have to come from the BOT. The purpose would be both to encourage volunteers and to remind them of why they value Freestone.

# The Freestone Committee Status

- Expansion of Freestone Committee – The committee can really use some additional help moving forward. There is plenty to do and all that is needed is enthusiasm and the desire to have some fun working with a great group of people!
- Road improvements – We are moving forward with coordination with the County to determine what is needed for access road improvements to meet the standards for safe ingress/egress. When this is determined then a cost estimate will be prepared for the road budget process.
- Fundraising: Alan Davis is planning multiple meals as fundraisers.

# The Freestone Committee Status - cont.

- Easements: Chase Garcia, the Director of the Petaluma USDA office, made a site visit and walked the property. Chase believes we have enough wetlands to qualify for a site survey, but he is not sure if we have enough wetlands to qualify for an easement. He said there may be other easements or grants possible with the USDA if the wetlands easement does not work out and that he would try to help us pursue other easements outside the USDA if necessary. Typically, the next step in the USDA process would be a more detailed biology report including an assessment of the wetlands on the property and an appraisal of the property. If we receive a detailed biology assessment from the USDA, it will be useful for the conservation easement process even if the USDA easement process does not work out. We are awaiting a visit from the USDA biologist.

# The Freestone Committee Status - cont.

- Approved Uses – Dave Wemmer continues to coordinate with the County in procurement of a vacation rental permit. The application has been submitted and accepted. As requested by the County some additional information has been provided. We anticipate receiving this permit in about 4-6 weeks. This will allow us to charge rent for overnight use, subject to a 12% transient occupancy tax (TOT). The County has said that the TOT would not be applied on free overnight use.

# Freestone Contingency Loan Fund

Expenditure	Amount	Approve Date	Notes
Vacation Rental Permit App Fee	\$744.56	BOT and FOC May 2023	Reimburse Dave Wemmer
Eagle Eyes Home Inspection	\$150.00	BOT and FOC May 2023	Reimburse Dave Wemmer
Lescure Engineers Retainer	\$2,500.00	FOC June 25, 2023	Retainer
Lescure Engineers	\$1,605.00	FOC June 28, 2023	Site visit, notes and recommendations, LIDAR survey
<b>Total</b>	<b>\$4,999.56</b>		
FY 2022-23 Limit	\$5,000.00		

# Questions?