



## MEETING MINUTES

### Land Bank Commission Meeting April 19, 2019 Lopez Island Library Lopez Island, WA

**Commission Members in Attendance:**

Jim Skoog, District 1, position 1

Sandi Friel, District 2, position 2

Miles Becker, District 3, position 3

Brian Wiese, at large, position 4

David Meiland, at large, position 6

Christa Campbell, at large, position 7

**Commission Members Absent:** Doug Strandberg, at large, position 5

**Land Bank Staff in Attendance:** Charlie Behnke, Lincoln Bormann, Judy Cumming, Erin Halcomb, Amanda Wedow, Tanja Williamson

**Land Bank Staff Absent:** Carlton Burns, Peter Guillozet, Eliza Habegger, Doug McCutchen, Eric Nelson, Kayla Seaforth

**County Council Liaison:** Bill Watson, Council Member, District 1

**Public in Attendance:** 13 members of the public were present

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><b><u>Call to Order</u></b> 8:01 am</p>	<p>Chair, Christa Campbell, called the meeting to order and welcomed David Meiland to the Commission. David replaces Amanda Azous as the at large, position 6 Commissioner.</p>	
<p><b><u>Adoption of Minutes</u></b></p>	<p>The March 15, 2019 minutes were reviewed. There were corrections.</p>	<p>Jim Skoog moved to accept the March 15, 2019 minutes as corrected. Brian Wiese seconded the motion. There was no further discussion. Motion passed unanimously.</p>

<p><b><u>Chair and Commissioner's Reports</u></b> 8:10 am</p>	<p>Sandi alerted the commission to a report produced by Public Works in regards to watersheds. Sandi said it focuses on salmonid restoration. She forwarded it to Lincoln as the report makes recommendations specific to the Land Bank. Brian asked for a copy. Lincoln will send a copy to the Commission.</p> <p>Christa asked the commission to comment on the DRAFT 2018 visitor summer survey that Lincoln sent around as the survey will help format the master tourism plan.</p>	<p>Lincoln will forward a copy of the Public Works report to the commission.</p>
<p><b><u>County Liaison</u></b> 8:14am</p>	<p>Bill Watson reported the County Council passed a temporary moratorium on marijuana grow operations. He noted the first bill to help save orcas passed. Also, Brook Brouwer, director of WSU Extension, organized the Conservation Agriculture Round Table (CART). CART has offered their services to help with the Coffelt Farm transition. Bill noted too that the amended budget is in process; the next public hearing is scheduled for May 7. Bill expects the amended budget to pass in mid-May. Lastly, the Lopez sub-area plan is moving forward.</p>	
<p><b><u>Public Comment</u></b> 8:21 am</p>	<p>13 members of the public attended the meeting. A variety of topics came up including the project description for the Channel Preserve grants, a countywide policy for stewarding agricultural lands, enforcing conservation easements, regenerative farming, and the dock removal at Fisherman Bay.</p>	
<p><b><u>Financial Update</u></b> 8:57 am</p>	<p>Judy Cumming reported on the first quarter financial statements for Conservation Area Fund and the Stewardship and Management Fund. The Local Government Investment Pool (LGIP) is earning 2% interest on funds held by both Land Bank funds. Long-term liabilities in the Conservation Area Fund have been reduced as a payment on a note held by the sellers of property to the Land Bank was made in the first quarter of 2019. The Real Estate Excise Tax (REET) received in the first quarter of the year was 15% of the amount budgeted for the year, and 32.66% lower than the amount received in the first quarter of 2018. Revenue was received from San Juan County for the second of three payments on the purchase of the Argyle Lots sold with a historic preservation easement. Administrative expenditures were 7.33% of revenue received in the first quarter.</p> <p>One of the treasury bonds held by the Stewardship Fund is maturing in June 2019. Current treasury bond interest rates are lower than the LGIP interest rate. Revenue for the Stewardship fund is in line with the budgeted amounts.</p>	<p>Cash projection worksheets for both funds will be distributed at the May Land Bank Commission meeting.</p>

	Expenditures are 20.33% of the budgeted amounts. Most of the expenditures will occur during the summer months.	
<p><b><u>Coffelt Farm Discussion</u></b> 9:03am</p>	<p>Coffelt Farm Stewards (CFS), the non-profit that has been managing the farm, is ceasing operations and liquidating assets in order to pay off liabilities. Their last day of staffing is May 15, 2019. There was still considerable uncertainty over CFS’s functional status and whether the farm animals would be relocated by the time their staff left.</p> <p>There were questions regarding actual count of livestock, cost of equipment and the amount of money CFS needs to cover their liabilities. There was also confusion from the Commission in regards to whether Coffelt Farm Stewards will disband.</p> <p>Charlie Behnke noted that he has been talking with Sidney Coffelt, who has a life estate on the property, to help her with the transition process. He also requested from CFS a list of assets to determine what to keep on the farm. Charlie said there is an emergency plan in place for interim caretakers. He also commented that the Agricultural Resource Committee (ARC) will be a great resource going forward.</p>	
<p><b><u>Break</u></b> 9:36 am – 9:51 am</p>		
<p><b><u>Coffelt Farm Discussion</u></b></p>	<p>Christa noted the Land Bank needs to give CFS direction on next steps, and queried the Commission as to whether they want all animals removed from the farm before taking over its management. The consensus was yes, the Commission wants the animals removed. The Commission also asked CFS for a list of equipment and suggested values. There was discussion about possible farming models. The Commission asked if Judy could provide a list of Coffelt Farm’s infrastructure assets including the dairy and processing sites.</p> <p>Questions for the Commission to consider: Does the Land Bank want to lease to a farmer? Does the Land Bank want a farm? Sandi suggested when developing a management plan the Land Bank outline goals for the property. Lincoln said we need to determine what the “bottom line” is to manage the resource. He suggested forming a committee to determine what the Commission wants for the property and then research and offer up some models. Christa agreed and suggested that committee bring a plan to the June meeting on Orcas for community input. Brian posed the idea of hiring an outside professional to assess the situation and make recommendations; looking at models that work outside of San Juan County. Charlie outlined next steps as working</p>	<p>Staff will continue to assess the situation as CFS gets closer to relinquishing management.</p> <p>Staff will also begin developing a Preserve management plan, and move forward on infrastructure and resource improvement projects.</p> <p>Additionally, staff will work to form the larger committee to consider longer term options for the farm.</p>

	<p>with the aforementioned committee to develop a management plan and stewardship goals to help the Commission in decision-making. It was agreed to wait on hiring an outside consultant. Sandi would like a press release update for the community and encourages robust community involvement throughout the transition process. Erin Halcomb asked the commission to keep in mind the staff's capacity throughout the process as well.</p>	
<p><b><u>Director's Report</u></b> 9:07 am</p> <p>San Juan Island</p> <p>Lopez Island</p>	<p><b>Grant Report</b> – Lincoln reported two grants are pending for Lopez Channel. He also noted an unexpected issue with the Mt. Grant and Zylstra Lake grants, specifically how the state treats conservation easements held by Land Trusts and whether they would be allowed as “match.” He commented that this could make partnering with Land Trusts difficult.</p> <p>Jim asked if there has been a change in policy interpretation. Lincoln said he wasn't sure, but would work to resolve the situation.</p> <p><b>Taylor Property – <u>Background</u>:</b> This 325-acre property is highly visible from Beaverton Valley and Roche Harbor Roads northeast of Friday Harbor. It is adjacent to the Beaverton Marsh Preserve and San Juan Preservation Trust (SJPT) Beaverton Marsh West Preserve. It features Douglas-fir forest, views over the marsh, and the potential for trail access from Friday Harbor. Lincoln noted this acquisition was now closed.</p> <p><b>Cattlepoint Rd. (Woodbridge) Property – <u>Background</u>:</b> The 30-acre property is near the midpoint in the trail along Cattle Point Road between American Camp and Friday Harbor. Its forest and pond would create an attractive rest point for hikers. SJPT will also hold a CE on the property. The project is near closing.</p> <p><b>Ihiya Biological Reserve</b> – This 30-acre parcel is adjacent to the Town of Friday Harbor's Trout Lake property and features wetlands, fields, and forest. Lincoln noted the proposed “forever wild” CE comes in under market value at \$200K, and would include public access. The CE is included in the amended budget.</p> <p><b>Spencer Spit Addition – <u>Background</u>:</b> This 20-acre shoreline property is north of the State Park with exceptional views across Lopez Sound. It is also highly visible to travelers on the ferry. This is a “bargain sale” with the owner donating proceeds to the Lopez Community Land Trust. Washington State Parks considers this a #1 priority for protection and has requested \$300K in funding from the Washington Wildlife and Recreation Program (WWRP). As</p>	<p>SJPT will purchase a CE subsequently and is in the beginning stages of their fundraising campaign.</p>

	<p>the seller is eager to proceed, Lincoln is proposing that the Land Bank purchase one of the lots once WWRP funding is confirmed. The Land Bank would then convey that parcel to State Parks to be combined with their purchase of the other lot. The Land Bank would retain a conservation easement (CE).</p> <p><b>Ritchie (RR Bar Ranch) CE</b> – Lincoln reported the CE is moving forward; next step is to have building area surveyed, then proceed to closing.</p> <p>Lincoln noted he will be holding back on projects due to the RCO issues.</p>	
<p><b><u>Outreach Report</u></b> 10:40 am</p>	<p>Tanja Williamson reported on current outreach events including the Great Islands Clean Up (April 20) and participating as a rest stop in the Tour de Family in Friday Harbor on May 10. Tanja also reported that Doug scheduled twice-weekly volunteer trail construction work parties at Mount Grant Preserve for the month of April and into the first week of May. Tanja said a date has been chosen for the Lopez Hill Celebration – June 21<sup>st</sup>. She and Amanda will start planning the event.</p> <p>Tanja has been collaborating with staff on the annual report and expects it to be in the mail in mid-May.</p>	
<p><b><u>Stewardship Reports</u></b> 10:19 am Lopez Island</p>	<p>Amanda Wedow reported she is still waiting for preliminary site drawings for Lopez Channel and once received hopes to schedule a public scoping meeting in May. She has volunteer preserve monitors who are reporting to her. There is signage indicating that the property is closed to the public. Amanda said the counters are up and show that there is not much use aside from neighbors.</p> <p>Amanda noted Italian Arum continues to be a problem at the Spit. It's a class C noxious weed and is difficult to control. Stewardship staff has made multiple efforts over the years to remove the weed without using herbicide. Nothing has worked; Amanda stated that herbicide control is next and believes that after a few years we should see results.</p> <p>Lastly, the buoy that was lost last year at Watmough Bay Preserve (due to a boater) has been replaced. The buoys are there to keep boaters from anchoring in the eelgrass.</p>	
<p><b><u>Executive Session</u></b> 10:50 am – 11:09 am</p>	<p>The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (i) to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member</p>	<p>Members of the public left the meeting.</p>

	acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.	No action was taken following the executive session.
<b><u>Meeting Adjourned</u></b> 11:10 am	Chair Christa Campbell adjourned the meeting.	
<b>NEXT MEETING</b>	The next LBC meeting will take place on May 17, 2019, in the Craft Room at the Mullis Community Senior Center on San Juan Island.	