



MEETING MINUTES

Conservation Land Bank Commission Meeting October 21, 2022 Virtual Microsoft Teams Meeting

Commission Members in Attendance:

Sandi Friel, District 2, position 2

Miles Becker, District 3, position 3

Brian Wiese, at large, position 4

Mike Pickett, at large, position 5

David Meiland, at large, position 6

Christa Campbell, at large, position 7

Commission Members Absent: Jim Skoog, District 1, position 1

Land Bank Staff in Attendance: Shauna Barrows, Lincoln Bormann, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock, Jacob Wagner, Amanda Wedow

Land Bank Staff Absent: Charlie, Behnke, Tanja Williamson

County Council Liaison: Christine Minney

County Administrator: Mike Thomas

Public in Attendance: 8 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:34 am	Chair, Sandi Friel, called the meeting to order.
Public Comment 8:34 am	None
Adoption of Minutes 8:35 am	The draft September 16, 2022, minutes were reviewed. There were corrections. Minutes were approved.
Chair and Commissioner's Report 8:36 am	Sandi announced the three upcoming vacancies on the Land Bank commission: District 1, Position 1 – four-year term expiring December 2026 (San Juan, Brown, Stuart, Henry, Pearl, Johns, and Spieden Islands) District 3, Position 3 – four-year term expiring December 2026 (Lopez, Decatur, Center, Trump, Frost, and Shaw Islands)

<p>Chair and Commissioner's Report continued</p>	<p>At Large, Position 6 – four-year term expiring December 2026</p> <p>Sandi noted the County will collect applications through the end of December. Lincoln encouraged interested candidates attend the November meeting. Christine Minney noted the County is required to advertise for a minimum of 45 days. There was discussion regarding County advertising earlier than end of year for committee vacancies.</p> <p>Sandi met with Mike Pickett, Jim Skoog, Lincoln Bormann, and Aaron Rock for a financial committee pre-planning meeting regarding the upcoming budget meeting with the County. Lincoln is anticipating week of November 7th.</p> <p>Sandi commented that the September 24 North Shore Open House reception was incredible and kudos to both organizations (San Juan Preservation Trust and Land Bank) for their planning effort.</p>
<p>Partner Update – San Juan Preservation Trust (SJPT) 8:43 am</p>	<p>Conservation Director, Vickie Edwards, was excited to share SJPT acquired the Sugarloaf property slightly over 48 acres which connects to Mount Grant Preserve along its northwestern portion. This acquisition expands the conservation footprint for Mount Grant; however, it will not be open to public access. Secondly, she mentioned SJPT conservation manager, Kathleen Lewis, has been working diligently with Lincoln to move the Lopez Hill Addition CE forward in order to close before the end of year. SJPT is still fundraising for the project and has a donor willing to match donations through the end of next week. Vickie encouraged those interested in donating to visit the SJPT website.</p>
<p>Council Liaison 8:48 am</p>	<p>Christine Minney was happy to share the good news regarding the County Home Fund. Since its adoption in 2019, the fund has generated over \$10M in revenue, thanks to the 0.5% Real Estate Excise Tax (REET). Christine stated that almost \$5M has gone to projects so far with \$2M in commitments for upcoming projects, as well as almost \$5k for consultations and approximately \$100k for administrative costs. This week County Council allocated over \$3.5M to projects currently under way, across the three major islands. Organizations receiving funds are Housing Lopez, Lopez Community Land Trust, OPAL Community Land Trust and San Juan Community Home Trust. Other items of note: the County lodging tax committee has released a request for proposals for 2023 LTAC funds with proposals due November 6th; public works recently finished a county road project at Haida Point on Orcas; the County will receive \$1M from a state based historic courthouse grant program; and the Comprehensive Plan (Comp Plan) Update is in its final stage. Christine hopes it will be approved by the end of year.</p>
<p>Finance Report 3rd Quarter 2022 Financial Report 8:56 am</p>	<p>The budget figures on these reports reflect the 2nd amended 2022 Budget, approved by the SJC Council on 9/13/2022.</p> <p><u>CONSERVATION AREA FUND FINANCIAL STATEMENT</u></p> <p>Total Current Assets increased by \$360,140 in the 3rd quarter of the year, bringing the total to \$5.1M. Local Government Investment Pool (LGIP) interest rate has increased to 2.2509%, compared to 0.2118% at the end of September 2021. Real Property will continue being reconciled to include 2022 transactions as part of the</p>

<p>Finance Report 3rd Quarter 2022 Financial Report continued</p>	<p>long-term debt reclassification on the general ledger. 1% REET at \$4,046,319 and 101.16% of the 2022 budget.</p> <p>Donations from private sources reflects the \$1.5M in the amended budget for North Shore Property cash at closing from the SJPT but does not affect the actual cash balance. 3rd Quarter transfer to Stewardship Site Enhancement was made in August. August Acquisition Costs reflects the closing of Hauschka Cady Mountain. Administration Expenditures are 3.13 % of Total Revenue year to date.</p> <p><u>STEWARDSHIP & MANAGEMENT FUND FINANCIAL STATEMENT</u></p> <p>Cash in the Stewardship & Management Fund increased by \$113,611 over the 2nd quarter 2022. Total Current Assets at \$4.3M. The 3rd quarter Site Enhancement Transfer from the Conservation Area Fund was made in August in the amount of \$512,256. Property Management and Maintenance totaling \$210,304 at 32.99% of budget to date. Site Enhancement totaling \$112,364 at 23.76% of the budget.</p>
<p>Director's Report 9:08 am</p>	<p>Lincoln said nothing much happening on the acquisition front. Working on conveying the Lopez Hill Addition CE to SJPT, as Vickie mentioned earlier. No update on Hauschka/Prohaska acquisition and associated lawsuit with public works. Lincoln has been spending a lot of time on the Recreation, Open Space, and Stewardship Plan (ROSS). The team (County Parks and Fair Director, Brandon Cadwell, Environmental Stewardship Director, Kendra Smith, and County Communication Coordinator, Erin Wygant) is completing final edits and expects to have the document out and available a week ahead of the Council looking at it, probably around beginning of November. Sandi asked if Land Bank Commissioners would review it as well. Lincoln noted yes and commented much is cut and paste from the last document from 2016. There was discussion about process for adopting the plan, as well as if it is separate from the Comp Plan. Lincoln confirmed yes, the ROSS Plan is separate from the Comp Plan. Lincoln noted the primary goal in updating the multiple plans is to keep the County eligible for several state grants. Christa asked how the ROSS Plan applies to Land Bank acquisition decisions. There was discussion.</p>
<p>Break 9:22 am – 9:30 am</p>	
<p>Stewardship Report 9:32 am</p> <p>Orcas Island</p> <p>Coffelt Farm Lease Draft Approval for Legal Review Update</p> <p>Public Comment and Responses Draft 2022 Turtleback Mountain Preserve Stewardship</p>	<p>There was discussion regarding edits to the Coffelt Farm lease. Commissioners did not have the same lease versions for editing. Lincoln emailed both versions to LBC in real time so they could review at break. The lease committee suggested forwarding the draft version the Lum's approved on for legal review. There was consensus.</p> <p>Peter recapped he and Erin provided a summary of public comments and responses for Draft Turtleback Mountain Preserve SMP at the September meeting, and that they followed up with the individuals that originally commented. Erin followed up with WDFW regarding the hunting questions and Peter with the WA Trails Association regarding suggested changes to trails. Peter noted expanding mountain biking trails, specifically, is not a good fit for Turtleback Mountain Preserve due to the already limited staff capacity, as well as parking capacity. Miles asked for clarification regarding changes to dogs on leash on all trails or the new proposed trail. Peter and Erin confirmed that only the new trail headed south from the Turtleback addition will be no dogs allowed. Christa asked for clarification regarding</p>

and Management Plan (SMP)	commercial use. Peter noted the Preserve is already heavily used, and he discourages additional/future promotion.
Lopez Island	<p>ACTION: Christa Campbell moved to accept the 2022 Turtleback Mountain Preserve Stewardship and Management Plan. Brian Wiese seconded the motion. There was no further discussion. Motion passed unanimously.</p>
Watmough Addition Interim Stewardship and Management Plan	<p>Amanda referred to the summary that was included in the meeting materials. She received 13 comments, all good initial feedback. She and Erin are working on some small edits/clarifications; no major changes to the plan after receiving public comments. Brian asked Lincoln if there's any decision regarding keeping or selling the property in relation to the two possible grants. Lincoln noted that a decision on accepting the salmon recovery grant from Recreation of Conservation Office (RCO), and the possible Aquatic Lands Enhancement Account (ALEA) would be required in early summer of 2023. Lincoln commented that we are waiting for the Bureau of Land Management's (BLM) record of decision on the Resource Management Plan for the National Monument lands, and to see how the BLM has responded to public comments. There was discussion. Lincoln also noted that the Land Bank won't be able to accept the grants and then convey to BLM. The Commission will have some decisions to make next summer. Sandi suggested "Keep or sell the Lopez Addition" as a future meeting discussion and action item. There was discussion regarding current impressions.</p>
San Juan Island	<p>David received an email from Ron Whalen of San Juan Island regarding concerns over the application of lime at Zylstra Lake Preserve. David asked for clarification from the lessee, Adam Greene, and wanted to bring it to the attention of the Commission. David was struck by the fact that there is only one contractor that can do this size application and the farmer is at the whim of the contractor's schedule. David was also curious as to the Land Bank's role as a lessor. Mike Pickett commented that lime is naturally occurring and is depleted over time from harvesting hay. However, he asked about lessees using herbicides or other chemicals. He concluded that it would be good to take a look at the lease language. Erin noted that the lime application was included in soil health suggestions for Zylstra Lake's lease and that it was included in the approved budget.</p>
Outreach and Volunteer Report 10:38 am	<p>Tanja highlighted the Wednesday, November 9 Fall Community Conversation. Registration for the all-county Zoom is open and it will be the same format as the spring meetings. Amanda Wedow is hosting bird watching walks; upcoming is a walk at Channel Preserve on November 4. Peter is taking a break in November from hosting guided walks at the North Shore property. Once a month tours on the second Saturday of the month will resume in December and run through March. Folks interested in attending can sign up via the North Shore property webpage.</p>
Retreat Timing and Topic	<p>Lincoln asked the commission for their preference, using the December monthly meeting date of December 16 or push to January 2023. Consensus was to host the annual retreat in December, in person, with a back-up plan for virtual/hybrid options. Lincoln will check on John Howell's availability. He knows John prefers in person; Tanja will check with the San Juan Island Grange for event rental. There was discussion regarding what the Commission can legally discuss/do regarding renewal as well as required election related deadlines. There was also discussion regarding how the updated Comp Plan and ROSS Plan affects Land Bank planning.</p> <p>ACTION: Lincoln will check with the PA's office regarding campaign rules and what can be discussed at the retreat.</p>

Future Agenda Items Discussion 10:41 am	Approval of Watmough Addition Interim Stewardship and Management Plan
Meeting Adjourned 11:10 am	Chair, Sandi Friel, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place November 18, 2022.