



## MEETING MINUTES

**Land Bank Commission Meeting  
 July 19, 2019  
 Craft Room @ Mullis Community Senior Center  
 San Juan Island, WA**

**Commission Members in Attendance:**

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| Jim Skoog, District 1, position 1     | Miles Becker, District 3, position 3   |
| Doug Strandberg, at large, position 5 | David Meiland, at large, position 6    |
| Brian Wiese, at large, position 4     | Christa Campbell, at large, position 7 |
| Sandi Friel, District 2, position 2   |  |

**Commission Members Absent:**

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

**Land Bank Staff Absent:** Carlton Burns, Eliza Habegger, Eric Nelson, Kayla Seaforth

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

**Public in Attendance:** 4 members of the public were present

| Topic  | Key Discussion Points & Agreements  |
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| <b><u>Call to Order</u></b><br>8:34 am             | Chair, Christa Campbell, called the meeting to order.   |
| <b><u>Adoption of Minutes</u></b>                  | The June 21, 2019 minutes were reviewed. There was a correction.  |
|  | <b><u>ACTION:</u></b> Brian Wiese moved to accept the June 21, 2019 minutes as corrected. Sandi Friel seconded the motion. There was no further discussion. Motion passed unanimously         |
| <b>Chair and Commissioner's Reports</b><br>8:40 am | Christa opened up the floor for commissioner comments. There were none. Christa gave the Lopez Hill community reception, held after the Lopez Hill Preserve commemoration, a "two thumbs up." |
| <b>County Liaison</b>                              | Bill Watson reported on the following county topics:  |

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| <p>8:36 am</p> <p><b>County Liaison continued</b></p>                              | <p>The road shoulder widening along Cattle Point Road, near False Bay Road, is complete and has helped improve biking conditions.</p> <p>The SJC council is discussing a proposal for a permanent levy lift lid.</p> <p>Next County budget will be a biennial budget covering both 2020 and 2021. The challenge is that expenditures are inflating at a faster rate than revenue.</p> <p>Issues for this November’s ballot could include the levy lid lift, an orca initiative, and a charter amendment regarding annual/bi-annual budget language.</p>   |
| <p><b>Public Comment</b><br/>8:55 am</p>   | <p>Eileen Drath enjoyed reading the general Land Bank update and Zylstra Lake Preserve update in the local paper. She feels silence is sometimes misleading and to “keep up the good work.”</p> <p>Christina Sesby commented that Charlie Behnke is doing a great job in his new role as Agriculture Coordinator.</p> <p>There was discussion among the commissioners regarding responding to the editorial on sanjuanislander.com. Lincoln said that the County Manager requested there be no response, especially given that the matter is in litigation with a hearing date set for August 29<sup>th</sup>.</p>  |
| <p><b>Presentation by Francine Shaw, Representing Claes Eklund</b><br/>9:02 am</p> | <p>Francine Shaw gave a presentation to the commissioners on behalf of her client, Claes Eklund regarding joint ownership with the Land Bank of an area for the Kellett Bluff Preserve and whether this joint ownership area can be used for public access.</p>   |
| <p><b>Director’s Report</b><br/>9:23 am</p>  | <p><b>Year to Date Financial Reports</b> – Judy Cumming reported that at this time last year, the Real Estate Excise Tax (REET) was at \$1.837M and this year is at \$1.550M. She noted that the REET is on track to end the year at \$3.5M. It is budgeted for \$3.2M. She reported that interest for the Local Government Investment Pool (LGIP) is at 2.5309% compared to 1.5849% last year. Funds donated by a conservation buyer had to pass through the Conservation Area Fund rather than be paid directly into escrow. This resulted in the amount expended for the Beaverton Marsh addition to exceed the amount budgeted. Doug Strandberg asked if the dollar amount difference was the donation from the conservation buyer and Judy confirmed it was. Judy also noted that one other budgeted acquisition project will not take place this year. Judy pointed out that the stewardship bond matured at 1.47% in June. The \$500K will be left in LGIP for now where it is earning 2.5309%. Staff expects to bring an amended budget to the commission in the fall. Stewardship expenditures appear to be on track at this point in the year, but work scheduled for later in the year will cause expenditures to be over budget. The staff has a system in place, which reconciles the annual work plans with the budget.</p> <p>There was discussion on whether to use stewardship funds to pay off the Lester Promissory Note now in order to save on loan interest charges, and pay the funds back on the same schedule.</p> <p><b>Priority Process for Acquisitions</b> – Lincoln gave an overview on how properties in the county have been designated as conservation and open space. He offered a variety of processes including a weighted point system used in the 1991 Open Space and Conservation Plan to analyze preferred properties. Lincoln believes the rating system is outdated with new knowledge about the County’s ecology, and ensuing development among other issues. He pointed out that the Land Bank’s initial concept of using Conservation Easements (CE) as the preferred buying method didn’t work out as well as hoped as many farmers were skeptical of partnering with</p> |

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|   | government. Also, people have expressed their strong desire to have more publically-accessible lands rather than just preserving views.  |
| <b>Break</b><br>10:14 am – 10:25 am             |  |
| <b>Stewardship Report</b><br>10:17 am           | <p><b>Coffelt Farm</b> – Charlie Behnke noted the lease is now with Jon Cain for review, then it will go to the Lums and then to Lincoln and Mike Thomas for approval. The farm stand is now set up and the Lum family is moving into the house. Charlie reported that Brook Brouwer agreed to chair the long-term lease committee and they are working together to invite members. Resource/Management professionals will form the core of the team with farmers as well. Peter and Charlie are planning to meet in August to discuss stewardship of Coffelt Farm Preserve.</p> <p><b>Hunting on Preserves</b> – There was discussion regarding the Washington Department of Fish and Wildlife (WDFW) proposal of (up to) \$1,000 to encourage hunting on private property. Doug McCutchen noted he has been talking to WDFW staff regarding implementing a hunting program on Mount Grant. Peter commented that there is some potential for hunting at Coffelt Farm. He will look at this further as we proceed with the Preserve management plan. Doug Strandberg asked if the Land Bank should consider a comprehensive hunting program. Doug McCutchen didn't think so. He said each preserve is unique and best to approach each property independently when writing management plans. Other suggestions were public education for both user groups (hunters and non-hunters) and a simple questionnaire for hunters (i.e., who/how many/hunting method). Amanda noted she has been getting an uptick of inquiries regarding hunting at Lopez Hill. She updated the guidelines packet for 2019; it's available for those interested. Lincoln ended the discussion saying he believes we are on the right track. Hunting has been approved for Mount Grant, and we are working through the details. Christa asked Lincoln to keep the commission updated.</p> |
|   | <b><u>ACTION:</u> Tanja to alert public before hunting season</b>  |
| <b>Outreach Report</b><br>10:45 am              | Tanja reported the guided walks at Zylstra Lake Preserve are going well. County fair is August 14-17 and she is prepping the booth. Land Bank will be sharing the corner with the San Juan Preservation Trust this year.   |
| <b>Executive Session</b><br>10:53 am – 11:19 am | <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 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.</p> <p>Members of the public left the meeting. No action was taken following the executive session.</p>  |
| <b>Meeting Adjourned</b><br>11:19 am            | Chair Christa Campbell adjourned the meeting.  |
| <b>NEXT MEETING</b>                             | The next LBC meeting will take place on August 19, 2019, at the San Juan Island Grange on San Juan Island.   |