



## MEETING MINUTES

### Land Bank Commission Meeting

July 16, 2021

### Virtual ZOOM Meeting

**Commission Members in Attendance:**

Sandi Friel, District 2, position 2

Miles Becker, District 3, position 3

Brian Wiese, at large, position 4

Doug Strandberg, 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, Charlie Behnke, Lincoln Bormann, Judy Cumming, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock, Kayla Seaforth, Jacob Wagner, Amanda Wedow, Tanja Williamson

**Land Bank Staff Absent:** None

**County Council Liaison:** Christine Minney

**County Manager:** Absent

**Public in Attendance:** 3 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:30 am	Sandi Friel, chair, called the meeting to order.
<b>Public Comment</b> 8:31 am	No public comments
<b>Adoption of Minutes</b> 8:35 am	The draft June 18, 2021 minutes were reviewed. There were corrections. Minutes were approved with corrections.

<b>Public Comment</b> 8:36 am	<p>Kathy Morris called in with a question about the scientific portion of the Land Bank mandate. She was offloading from the ferry and so it was suggested to forward her question/comments via email to be included in the minutes.</p> <p>Following is Kathy's email: <i>I am wondering about the "scientific" part of the mandate. That is, the landbank is tasked with 'preserving into perpetuity' properties with scientific value. Since science involves the pursuit of knowledge regarding the physical world and pursuit of knowledge involves experimentation and inquiry; Where is this happening on landbank land and how is that knowledge disseminated to the general county population?</i></p> <p><i>I am also curious about where you all are at with the CART report. Are there any more questions? Any revelations?</i></p> <p><i>We have an opportunity now to not only do things differently but to do different things which may involve collaboration with multiple county entities including the public.</i></p>
<b>Started Recording Meeting</b> 8:38 am	<p>Tanja forgot to hit record button at start of meeting; recording began late.</p>
<b>Public Comment continued</b>	<p>Brian responded to Kathy's question regarding CART; the reserve study for Coffelt Farm will go ahead and he noted the study is a discussion item on today's agenda. Staff is working on an Ag Policy draft this summer which will come to the Commission at a future meeting. There was discussion regarding hosting a Coffelt focused public meeting once all the pieces have come together. That focused meeting would be in addition to the regular monthly commission meeting.</p>
<b>Chair and Commissioner's Report</b> 8:43 am	<p>Nothing new to report.</p>
<b>Council Liaison</b> 8:43 am	<p>Christine Minney reported the following:</p> <p>During its regular meeting on June 28, the San Juan County Council approved a proclamation establishing this month as "Plastic Free July." The County also has a new department, Environmental Stewardship, with Kendra Smith named as director.</p> <p>The Town of Friday Harbor initiated a plastic film recycling pilot project which will focus on commercial plastic film such as pallet wrap and product overwrap.</p> <p>The moratorium on new vacation rental permits continues. On July 12, the San Juan County Council unanimously agreed to continue the ban until January. 13, 2022.</p> <p>The first in person council meeting will take place July 20<sup>th</sup>. It will be a hybrid model, meaning in person and virtual options. Sandi asked if the County has any policy regarding hybrid meetings. Christine said no, there has been no official decision regarding hybrid meetings. Lincoln noted that Jon Cain said that attendance by electronic means remains in place in accordance with Governor Inslee's proclamation.</p> <p>Sandi asked Christine if Erika Shook resigned from her position as Community Development Director. Christine confirmed yes, effective September.</p>

<p><b>Finance Report</b> 8:52 am</p>	<p>Aaron Rock reported that the June Real Estate Excise Tax (REET) was \$882k with 79 sales, for a total of \$3.2M in REET to date. The Conservation Area Fund (CAF) balance is approximately \$5.8M, but the Local Government Investment Pool (LGIP) interest rate dropped to 0.08%. He also noted that “State Grant” revenue is reimbursement for the Channel Preserve Acquisition on Lopez, and that “Donation from Private Sources” of \$5000 was an unrestricted donation from a county resident. Acquisition costs for the acquisition and addition to the Cady Mountain Preserve pushing our budget for the year to 103.9%. Administration expenditures are 2.39 % of revenue.</p> <p>Cash in the Stewardship &amp; Management Fund increased by \$63,696. We have reached budget for leased property revenue and will want to adjust this in the next budget amendment. The quarterly transfer was made in April from the Conservation Area Fund based on the Revised 2021 budget. Property Management &amp; Maintenance expenditures and Site Enhancement are on pace with the current 2021 budget at 44% and 54%.</p>
<p><b>Director’s Report</b> 9:07 am</p>	<p>Lincoln previewed a DRAFT power point presentation he’s been working on, the focus of which is a general overview of the Land Bank. He noted it began with only a focus on finances but morphed into a general overview including organizational highlights and frequently asked questions (FAQ’s). Miles asked about the intended audience. Lincoln replied that it could be delivered to various groups. Sandi noted the presentation is a good opportunity for an “animated explainer video;” she has a contact who specializes in this genre.</p> <p><b><u>ACTION:</u></b> Sandi will investigate the explainer video opportunity for August communications sub-committee meeting.</p>
<p><b>Stewardship Report</b> 9:21 am</p> <p><b>Coffelt Farm Reserve Study Discussion</b></p>	<p>Erin attended the Clean Water Utility meeting. Discussion topics included the initiation of a county-wide groundwater study by the United States Geological Survey (USGS) and public messaging around wetlands and aquifer recharge. The USGS study will focus on reducing data gaps in the water balance and refining estimates for recharge, particularly in bedrock aquifers where extrapolation is difficult.</p> <p>There are opportunities to partner with Clean Water Utility to meet ecological goals. Erin also has been working to identify opportunities with local partners and DNR to improve forest conditions. San Juan County ranked as a ‘high priority’ area in DNR’s forest action plan for Western Washington. This is because the San Juan islands are predicted to have the highest increase in drought in the next 20 years and possess numerous ecosystems of concern.</p> <p>Peter reported the Coffelt Farm reserve study should be starting any time. Fred Strickland, will interview farm lessees in the County and provide a summary with cost estimates over the next ten years. Fred will also include recommended lease rates. Peter expects to have the report sometime in October. Peter noted that a market valuation may be difficult and of limited utility given the life estate. Doug S. noted a valuation with a life estate is an almost impossible task, as is selling property with a life estate in place; he does not think selling is the financially responsible choice at</p>

<b>Coffelt Farm Reserve Study Discussion</b> continued	<p>this time. Sandi asked if the current Coffelt project timeline should be pushed out since the reserve study won't be available until October. There was discussion. The consensus was that pushing it back a month was not critical, since the Coffelt lease is being extended through 2022. Christa asked a clarifying question about a future community meeting on Orcas. Christa envisions the discussion would be a Commission meeting held in public; not a public meeting with the Commission. The Commission would digest the report, share opinions of the 5 or 6 options presented and decide which ones should be included in a request for proposals. Sandi confirmed, yes, the Commission's discussion could take place in public, with extended public input meeting to follow.</p>
<b>Break</b> 9:40 am – 9:50 am	
<b>Outreach/Volunteer Report</b> 9:51 am	<p>Tanja reported she and Amanda put together a landing page for general hunting information on the website.</p> <p>Doug is putting together a series of informational articles for a limited column on San Juan Update, with varying topics, on what's happening at Zylstra Lake Preserve. The first article is about water access and should be up today.</p> <p>San Juan Preservation Trust (SJPT) staff discovered, and dismantled, two fire rings with wood and kindling stacked and ready to light on both Turtleback and Turtlehead Preserves. Tanja and SJPT's Sierra O'Connell collaborated on a press release reminding visitors fires are never allowed on preserves.</p> <p>Tanja noted that the summer intern starts next week. Skyler Reynolds is a student at Skagit Valley Community College focusing on environmental sciences. Two of his first assignments are to shadow Erin during conservation easement (CE) monitoring and putting together new buyer packets.</p> <p>Lincoln asked about annual report ETA. Tanja said there was an error in the final production master which delayed printing. She'll double check with printer after meeting but best guess it will show up in postal boxes in about two weeks.</p> <p>Sandi asked about Pol.is status and later on had reviewed reports from Kaj. Tanja wasn't sure how many people had participated and will check in with Kaj after the meeting. She will also double check the Land Bank's landing page instructions for clarity. Sandi encouraged everyone to share the direct link with their networks for participation.</p> <p>Christa asked about the status of the tree in Driggs Park. Lincoln said the arborist thought maybe OPALCO should clear the line that is near it; OPALCO's preference is to take the whole tree down. Monitoring the tree for now and if staff decides to remove the tree, the suggestion is to replace it with another substantial tree.</p> <p>Miles asked about the Land Bank video. Tanja replied that volunteer, Michael Noonan, is close to finishing filming; he has few more topics he'd like to cover and then will spend the winter editing. Tanja expects it will be ready for spring release. Lincoln noted that Michael just finished a video featuring biologist Jenny De Groot's salmon recovery work at Coho Preserve.</p>

<b>Outreach/Volunteer Report continued</b>	Lincoln added that he recently attended an OPALCO board meeting. OPALCO is looking to radically expand their solar facilities. They're thinking they'll need about 1,200 acres to help county with energy independence goals. Lincoln isn't sure what exactly that means for the Land Bank, but wanted to make sure the Commission was aware.
<b>Executive Session</b> 10:11 am – 11:10 am	The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (1)(b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.
<b>Future Agenda Items</b> 10:37 am	Budget – add Higgins property and 2022 budget Ag Policy Facilitated discussion meeting for Coffelt Annual Retreat (possible theme – climate adaptation) perhaps October date?
<b>Meeting Adjourned</b> 10:57 am	Chair, Sandi Friel, adjourned the meeting.
<b>NEXT MEETING</b>	The next LBC meeting is scheduled to take place August 20, 2021.