



MEETING MINUTES

Conservation Land Bank Commission Meeting

November 18, 2022

Virtual Microsoft Teams Meeting

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: Mike Pickett, at large, position 5

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 8:32 am	Chair, Sandi Friel, called the meeting to order.
Public Comment 8:34 am	Janet Alderton shared her enthusiasm for the Land Bank.
Adoption of Minutes 8:34 am	The draft October 21, 2022, minutes were reviewed. There were no corrections. Minutes were approved.

<p>Chair and Commissioner's Report 8:36 am</p>	<p>Jim Skoog gave an update on the Climate and Sustainability Advisory Committee: The October meeting was a quarterly meeting and included liaisons. Jim noted it was a good, productive meeting with many engaged community members to deal with climate change effects. He hopes to turn over the liaison position to another commissioner next year.</p> <p>Sandi thanked Lincoln for an informative presentation at the Fall Community Conversation.</p> <p>Jim asked if anyone attended the 2022 Land Trust Alliance Rally. Aaron Rock was the only staff member to attend; he noted the classes he attended were very informative and was also able to connect with some organizational vendors. No commissioners attended this year. Lincoln commented 2023's Rally is scheduled for Portland, OR.</p> <p>Sandi asked for volunteers for the 2023 officers nominating committee. She suggested the three outgoing commissioners make the nominations. Jim Skoog, David Meiland, and Miles Becker all agreed.</p>
<p>Partner Update – San Juan Preservation Trust (SJPT) 8:46 am</p>	<p>Executive Director, Angela Anderson, was excited to share they received significant donations for the Lopez Hill Addition CE forward to close before the end of year. She is hopeful that they have reached their final goal. Angela thanked Land Bank staff for all their help. Angela highlighted the same collaborative help from Land Bank staff in the Preservation Trust's fundraising efforts for Cady Mountain Preserve and the North Shore property. Angela noted that she sits on the LTA Leadership Council and would welcome any feedback she could bring to the Council.</p> <p>Angela noticed conveyance process will be discussed later in the meeting. She said SJPT would appreciate some additional time to work through language regarding partner conveyances.</p> <p>Lincoln commented SJPT closed on a couple significant projects and asked Angela to share the good news. 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. SJPT also received 192 acres of farmland, open space, and forest habitat in the heart of Crow Valley, just across Crow Valley Road from Turtleback Mountain Preserve on Orcas Island. The property, known as JB Farm, was originally protected as part of a 322-acre conservation easement.</p>
<p>Council Liaison 8:54 am</p>	<p>Christine Minney was returning from the annual Washington State Association of Counties (WSAC) conference where she attended sessions on topics of land use, plastics recycling, civility in a political world and how to navigate the stimulus hangover. The County Council approved funding for public facilities improvement. Recipients included 2023 programming for the Economic Development Council (EDC); improvements to the Jim Crook building at the County Fairgrounds; lobby renovation for San Juan Community Theatre; and the MacKaye Harbor Water District for facility upgrades. The total distribution was almost \$450k. Council is on track to adopt the 2036 Comprehensive Plan Update by end of year and, on</p>

Council Liaison continued	<p>November 8th, San Juan County joined counties across the state and nation in celebrating Native American Heritage Month, honoring the unique heritage of this continent's First People and reaffirming the commitment to respect tribal sovereignty and cultural identity. Christine thanked Dr. Frances Robertson and Kendra Smith from the Department of Environmental Stewardship for their help and input in creating the resolution. The December 6th meeting will take place on Lopez Island and will honor retiring Lopez Councilmember Jamie Stephens. Lincoln called out a few items that will be coming before Council: the 2022/23 budget update and upcoming significant projects. Lincoln noted that Council will need to sign off on the Coffelt Farm Lease before end of year.</p>
Public Hearing Proposed Amended 2022/23 Budget 9:02 am	<p>Lincoln presented the proposed amendments to the 2022/2023 budget. The 2022 Conservation Area Fund (CAF) 3rd amendment originally had a \$1M principal loan payment to the Stewardship Endowment Fund scheduled for this year but payments should actually start in 2023 and run through 2025. The amendment reflects that change. This keeps more money in the CAF than previously budgeted. The same is reflected in the 2022 Stewardship Management Fund (STEW) leaving the Operating cash at \$1.7M and \$2.6M in the Endowment Fund. There will be \$400k less than budgeted being transferred to STEW from the CAF due to projects extending into 2023. Brian Wiese pointed out a formatting error and there was discussion about adding a memo along with the Expenditure and acquisition plan detailing the amendments. Lincoln noted that we will exceed budgeted REET in the next two months.</p> <p>The 2023 CAF 2nd amendment has a beginning cash increase of \$1M. State grants include the ALEA and Salmon Recovery grant for the Higgins property as well as the Cascade Creek grant. Lincoln noted that the Commission will need to decide between holding the Higgins property and accepting the grants or reselling to the Bureau of Land Management. Brian asked about the \$120,000 reduced from projected REET. Lincoln explained that the \$120k was an increase projected from previous budgets and that the new number was more reflective of anticipated conditions. Christa questioned the beginning and ending cash budget proposals for two separate years and the difficulty of following the changes. Lincoln explained the fluctuations as being due to the \$1M loan payment deferral affecting 2023 beginning cash. Aaron Rock suggested the possibility of looking into formatting the Biennium budget amendment proposals to make them easier to follow. Sandi pointed out that the annual transfer to the Stewardship Endowment remained the same as in previous years. She asked if there was going to still be a meeting with Council over the future of the Endowment. She also wanted to make sure there were no issues with this proposal going to council without having been discussed at the meeting. Lincoln responded that there weren't any issues at this time. He also noted that he would be providing the Council with expanded information relevant to the budget including project summaries.</p>
Public Comment Open 9:28 am	<p>Judy Cumming mentioned that it was all clear to her.</p>

Public Comment Closed 9:29 am	
Discussion and Vote Proposed Amended 2022/23 Budget	After hearing Lincoln's presentation there was discussion.
	<u>ACTION:</u> Christa Campbell moved to adopt the Proposed Amended 2022/23 Budget. David Meiland seconded the motion. There was no further discussion. Motion passed unanimously.
Break 9:33 am – 9:44 am	
Director's Report 9:44 am Recreation, Open Space and Stewardship Plan (ROSS) Update Acquisition Process Discussion Acquisition Process Discussion continued	<p>Lincoln noted that one of the big differences from the last iteration is that the non-motorized transportation plan has been separated back out of the Recreation, Open Space, and Stewardship Plan (ROSS). Public Works will be taking on that piece. He also noted concern for the comprehensive trails picture not being as strong as it should be. Lincoln had a productive conversation with County Manager, Mike Thomas, Environmental Stewardship Director, Kendra Smith, County Park Director, Brandon Cadwell and County Manager Analyst, Grant Carlton. The County will work toward putting together a comprehensive trail plan in the future. There was discussion around climate resiliency and partnering with other agencies for cost share planning. Sandi asked if public road ends are addressed in ROSS. Lincoln said no. There was discussion. The Commission gave the final ROSS plan draft a thumbs up.</p> <p>Lincoln agreed with Angela that it is important for the Land Bank and Preservation Trust to go through the document together and agree on language. Lincoln noted the County Manager would like the Land Bank to revise its project selection process which, Lincoln noted, is currently based largely on the 1990 Open Space and Conservation Plan. Lincoln will revise and expects to bring back to the Commission for review in the spring. He doesn't anticipate the process changing substantively from what is already happening, but procedures will be adjusted. There was discussion regarding language in the proposed SJC Land Bank Acquisition/Conveyance Guide.</p>
Stewardship Report 10:14 am Lopez Island Orcas Island	<p>Sandi asked for comments in addition to the written stewardship report. Christa asked Amanda about a new gate at the eastern edge of the National Monument Point Colville property that prevents people from using Watmough Head Road as access to the Watmough Addition property. Amanda noted the neighbors built the gate without Land Bank assistance. Lincoln noted public access to the Watmough addition is planned via Watmough Bay Preserve and its current parking area. There was discussion regarding the possibility of using Watmough Head Road selectively for limited mobility visitors.</p> <p>Peter elaborated on the Cascadia Prairie Oak Partnership (CPOP) conference he and Eliza attended. He commented it was a great conference and saw many partner attendees (Kathleen Lewis from SJPT, Sam Martin from Eco-Studies Institute; Andrea Thorpe from State Parks) along with attendees from Northern California to BC. Lots of great discussions including butterfly habitat and decline, using grazing</p>

	and fire in grassland management and seed collection. He noted lots of interest in collaboration locally.
Outreach and Volunteer Report 10:24 am	Sandi reported in Tanja's absence. There are two upcoming events: Saturday, November 26, Shauna Barrows will lead the "Turkey Walk Not Trot" at Beaverton Marsh Preserve on San Juan Island, and Friday, December 2, Amanda Wedow will lead a bird walk at Richardson Marsh Preserve on Lopez Island.
Future Agenda Items Discussion 10:26 am	December 16th Retreat – Lincoln noted no good option for hybrid option, and it will be a virtual format again for 2022. Lincoln shared a timeline document for 2022 Retreat and charting course for 2023. There was discussion. Jim suggested inviting all commissioner applicants to the retreat. Jim asked if staff was working on informational materials for new commissioners. Lincoln said yes. There were suggestions of updating the binder with newer documents, including the recent county code of conduct.
	<u>ACTION:</u> Lincoln will email document to commissioners for review.
Meeting Adjourned 10:52 am	Chair, Sandi Friel, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place December 16, 2022.