

MEETING MINUTES

Conservation Land Bank Commission Meeting November 15, 2024 Hybrid Meeting Lopez Island Family Resource Center

Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1 Ann Marie Shanks, District 2, position 2 Peggy Bill, District 3, position 3 Brian Wiese, at large, position 4 Mike Pickett, at large, position 5 Amy Trainer, at large, position 6 Tim Clark, at large, position 7

Commission Members Absent: None

Land Bank Staff in Attendance: Lincoln Bormann, Erin Halcomb, Aaron Rock, Amanda Wedow, Tanja

Williamson

Land Bank Staff Absent: Shauna Barrows, Charlie Behnke, Tyler Goodman, Peter Guillozet, Eliza Habegger,

Doug McCutchen, Margo Thorp, Jacob Wagner

County Council Liaison: Christine Minney

Public in Attendance: 6 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements				
Call to Order 8:30 am	Vice-Chair, Peggy Bill, called the meeting to order.				
Public Comment 8:30 am	None				
Adoption of Minutes 8:31 am	The draft October 18, 2024, minutes were reviewed. There were corrections. Minutes were approved.				
Partner Update – San Juan Preservation Trust (SJPT) 8:34 am	None				

Council Liaison 8:42 am	Christine reported Council is busy with end of year housekeeping, including the midbiennium budget review, and the 32 Hour Work Week One-Year Check-In Report has been published and is available for review on the County's Engage Platform: https://engage.sanjuancountywa.gov/san-juan-county-s-32-hour-work-week . Christing congratulated staff and the commission on the renewal of Proposition – Extending Conservation Area Real Estate Excise Tax.					
Chair and Commissioner's Report 8:39 am	Brian thanked all the friends and supporters of the renewal campaign. He attended the Guided Bird Walk at Crescent Beach Preserve led by Ornithologist, Kim Middleton. He thoroughly enjoyed the event and has a new perspective regarding habitats.					
0.37 am	Marilyn continues her quest to visit all Land Bank preserves and made it to Coffelt Farm and Turtleback Mountain Preserves. She would like to continue her Lopez and Orcas visits with a staff member and/or commissioner and encouraged all commissioners to visit preserves on all the islands.					
	Peggy visited Watmough on a Sunday and found it empty except for one car – Erin's. She was hosting the hunting informational kiosk. Peggy shared her appreciation for all the work done on the preserves.					
2025 Officer Nominee Committee	Tim Clark and Peggy Bill volunteered for the nominating committee and will return in December with nominees. Marilyn volunteered to continue as Financial Officer.					
Renew the Land Bank Report 8:47 am	Renew the Land Bank Committee volunteer, Christa Campbell, shared a brief overview the committee's 9-month campaign and noted they plan to archive their process for future volunteer campaigns. There was discussion.					
	ACTION ITEM: Commission requested feedback from Districts regarding anti- sentiment topics for outreach and communications					
Outreach/ Communications Report 9:20 am						
Director's Report	Lincoln suggested the following topics for the December 13 Annual Retreat:					
9:24 am Annual Retreat Topics	Outreach: community organizations/ presentations; communication vehicles have changed; evaluation of volunteer efforts					
	• Accessibility					
	Strategic Plan year one analysis and goal setting for year two: organizational chart analysis – possible sub-committee?					
	County organizational chart refresher: how Land Bank fits into County government: presentation by Lincoln?					
	• Finance					
	Tribal Relations					

False Bay Creek Preserve Mitigation	Lincoln discussed the Public Works False Bay Creek mitigation plan. There was a question about "no net loss" and mitigating on Preserves. The Commission agreed to table this item to the January meeting.					
	ACTION ITEM: Invite incoming County Council and Frances Robertson to retreat.					
Break 10:01 am – 10:11 am						
Stewardship Report 10:11 am	Amanda reported only one public comment was received for the Draft Watmough Preserve Addition Stewardship and Management Plan (SMP) and the Final Draft has no changes from the Draft. The one received comment was about boating access in					
Lopez Island Consensus Approval of Watmough Bay Preserve Stewardship and Management Plan	general for Watmough Bay and the observation how crowded it gets with boating. Amanda noted boating is slightly out of the Land Bank's scope and highlighted that we provide 3 mooring buoys. A question was asked who is responsible for buoy maintenance. Amanda replied Land Bank is responsible for our three buoys and they are monitored annually. There was discussion regarding buoys, eel grass and boater outreach. Amy Frost, Executive Director of Lopez Island Historical Society and Museum gave an overview regarding Heritage Capital Projects grant funding for the Chadwick House. There was discussion regarding placeholders in the SMP for a caretaker and onsite ceremonies. There was unanimous consensus support for the Final Draft Watmough Bay Preserve SMP.					
	Amanda also reported the sport court at Watmough Head was removed by Lopez Sand & Gravel; fill was added and a volunteer planting party is scheduled for Friday, November 22 nd . Also, the seasonal field assistant position has ended and Amanda thanked Cedar Charnley for all his good work.					
	There was discussion regarding the new hunting informational kiosks.					
Orcas Island	Peter reported that the Department of Natural Resources (DNR) forest health project at Crescent Beach Preserve is moving forward. DNR reps will be on the Preserve next week marking trees. There is a 1–2-week shaded fuel break project upcoming at Turtleback Mountain Preserve. The project is one of the recommendations that came out of the forest management assessment a couple years ago.					
	He also provided a brief update on efforts to purchase Cascade Creek waters right for conversion to instream flow. After reading the recent Seattle Times article about problems at Rosario Resort, he contacted Orcas Water Holdings (OWH) to remind them of the Land Bank's interest in the water rights, resulting in a meeting with OWH representatives Dave Slater and Christopher Peacock during which they indicated their willingness to sell a portion of the rights pending further analysis of needs for future development. Among the potential complexities is their desire to transfer ownership of the 2.46-acre parcel where the Cascade Lake dam sits to another party. Peter reminded them that the Land Bank's two flow restoration grants cannot be extended again and would need to complete a water rights purchase in 2025. They scheduled a follow-up meeting on January 21st to continue the discussion.					

Future Agenda Items	There is an abbreviated monthly Commission meeting in December due to Annual					
10:53 am	Retreat. No new items.					
	Northern Pike and alternatives					
	Prescribed burns - further discussion					
2 nd Public Comment	None					
10:55 am						
Meeting Adjourned	Vice-Chair, Peggy Bill, adjourned the meeting.					
10:56 am						
NEXT MEETING	The next LBC meeting is scheduled to take place December 13, 2024, at Camp Orkila					
	located at 484 Camp Orkila Road, Eastsound, WA.					

Summary of Values of Land Bank Purchases

Total LB Expenditures:\$56M	Total Appraised Value LB Projects: \$98.3M*	33/15	Number of CE Purchases / Donations	Total Purchase Price	68/7	Number of Purchases/ Donations	
		\$10.7M	Appraised Value of Purchases 1990-2022	\$82.9M	\$87.6M	Appraised Value of Purchases 1990-2022	
		\$7M	Land Bank Expenditures		\$49M	Land Bank Expenditures	
Total Partner Contributions All Projects \$62.1M	Total Appraised Value All Projects \$109.4M *	\$1.8M	Partner Expenditures	Total Par	\$33.5M	Partner Expenditures	
		nised Value All	n/a		Total Partner Contributions: \$53M	\$1.9M	Non-acquisition partner contributions
		> \$5M est.	Donations of CEs	ıs: \$53M	\$7.5M	Donations of Property	
ects \$62.1M	09.4M*				\$12.4M	Land Bank Assists on Other Projects	

^{*}Does Not Include CE Donation Value