



MEETING MINUTES

Conservation Land Bank Commission Meeting

July 17, 2026

Hybrid Meeting

Mullis Community Senior Center

Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1

Anne Marie Shanks, District 2, position 2

Peggy Bill, District 3, position 3

Mary Gropp, at large, position 4

Chris Guidotti, position 5

Amy Trainer, at large, position 6

Tim Clark, at large, position 7

Commission Members Absent: None

Land Bank Staff in Attendance: Charlie Behnke, Lincoln Bormann, Rachel Dietzman, Tyler Goodman, Peter Guillozet, Doug McCutchen, Aaron Rock, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Shauna Barrows, Eliza Habegger, Erin Halcomb, Margo Thorp, Jacob Wagner

County Council Liaison: Justin Paulsen

Public in Attendance: 9 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:45 am Time Stamp (0:14)	Chair, Peggy Bill, called the meeting to order.
Public Comment 8:45 am (0:20)	Susan Grout, Dick Grout, and Noah Waldron vocalized support of the Land Bank acquiring the 120-acre Ingram property and keeping the property available for agricultural usage. They also commented that the Land Bank has been a good neighbor.

Topic	Key Discussion Points & Agreements
Adoption of Minutes 8:49 am (3:55)	The draft June 12, 2026, minutes were reviewed. There were no corrections. Minutes were approved.
Chair and Commissioners Report 8:49 am (4:16)	Mary highlighted the good work staff is doing and the work of the Youth Conservation Corps. Peggy shared the same sentiment. Peggy also noted there was no damage to Channel Preserve as a result of the wildfire that erupted near it. She was grateful for the excellent emergency response of all three fire districts and the Department of Natural Resources.
Council Liaison 8:04 am (7:01)	Justin Paulsen reported the following: • Budget discussion continues in earnest. He is intrigued to hear what the Commissioners think about the Agriculture Resources Coordinator (ARC) position in collaboration with the Land Bank. He noted there are some positive budget items regarding Fleet and the Land Bank. • Justin noted budget discussions highlighting that State and County law denotes designated funds do designated work, and he will continue to educate the public on this topic. Justin thanked Aaron for his good work in making Land Bank financials easy to understand.
Partner Update – San Juan Preservation Trust (SJPT) 8:56 am (11:31)	Vickie Edwards, Conservation Director of SJPT, reported the following: • The SJPT Summer Social takes place July 25, 1pm to 3:30pm, at Coffelt Farm Preserve on Orcas Island. The event is free and RSVP requested. Vickie thanked Peter for all his help in getting the event scheduled and providing maps/driving directions and Lincoln for participating and sharing Turtleback stories. • Thanked Land Bank staff and PA's office for their work on the Conservation Easement (CE) for the Mount Ben West property on San Juan Island. The Preservation Trust will need to extend the cooperative agreement with the Land Bank to the end of September due to County Council meeting scheduling. If everything is approved by Council and the Commission, Vickie hopes closing will happen September 15.
Quarterly Financial Report 9:00 am (15:18)	Aaron Rock presented the 2 nd quarter 2026 combined financial statement. Highlights include: Combined cash increase to \$17,463,659 to date Real Estate Excise Tax (REET) for Q2 at \$1,150,539 and \$2,023,028 to date Grant Revenue \$76,406 Combined expenditures \$920,210 Revenue over Expenditures at \$555,237
Proposed 2026 2nd Amended Expenditure and	The budget figures in this proposal reflect the 2026 Expenditure and Acquisition Plan approved by the commission on 9/19/2025 and the council on 12/09/2025. Aaron highlighted the following changes:

Acquisition Plan (EAP) 9:10 am	<u>Conservation Area Fund</u> Revenues: None Expenditures: 20% of Stewardship Coordinators wages towards acquisition-\$24,206, Mount Ben West Conservation Easement purchase- \$500,000 <u>Stewardship Management and Maintenance Fund</u> Revenues: Conservation District Cost Share Program reimbursement for Coffelt Farm heavy use area-\$70,000, Nursery greenhouse donation-\$3,000 Expenditures: 20% Stewardship Coordinator wage transfer-(\$24,206), Chevy Colorado purchase from FLEET-\$1,968, Nursery greenhouse-\$13,000, Coffelt Farm heavy use area-\$140,000
Open Public Hearing 9:29 am Closed Public Hearing 9:30 am	No public comments.
	ACTION ITEM: Anne Marie Shanks moved to approve the 2026 Proposed Second Amended Expenditure and Acquisition Plan. Tim Clark seconded. The motion was approved unanimously.
Directors Report 9:31 am (45:41) County Current Budget – Agricultural Resources Committee Acquisitions	Lincoln addressed the ARC Coordinator position and County current budget. There was discussion that the Land Bank could possibly take on committee staff; it's not workable because Land Bank funding is limited to the state enabling ordinance, which is to acquire and maintain conservation areas. However, ARC does some things that are consistent with Land Bank commission – including advocating for conservation of agricultural land and improving agricultural practices. Recent discussion included local partners putting funding towards maintaining the ARC coordinator. There was discussion. Talking Horse Farm (Ingram Property): 122-acre property on Halvorsen Road on San Juan Island. It is within northeast priority area of San Juan, has significant agricultural history and natural areas. It neighbors Beaverton Marsh Preserve. The property is under a purchase and sale agreement for \$3.5M, with closing set to occur no later than January 21, 2027. It was proposed to sell the easternmost 40 acres of the farmland property to someone who would continue agricultural practices and the Land Bank would concurrently purchase the adjoining 82 acres. There was discussion.
	ACTION ITEM: Lincoln will draft a Request for Proposal for the 40-acre agricultural property and work with the realtor to co-market the property sale.
Break 10:14 am – 10:24 am (1:29:05)	
Stewardship Report 10:24 am (1:29:15) Orcas Island	Peter noted high use levels on Orcas Preserves, thanks to data from Scot Deveraux who analyzed a year's worth of trail data at Turtleback, North Shore and Coho Preserves. Data showed over 93,000 cars, with roughly 69% of the visitors visiting Turtleback, as well as the highest use of the outhouse at Turtleback.

Lopez Island	Amanda highlighted the wildfire that occurred near Channel Preserve. No damage to the preserve. Amanda closed the preserve while firefighters worked to put it out and during clean up. There was no official word on how the fire started as of yet. Amanda expressed thanks and gratitude for all the support and reported the outhouse that had fireworks vandalism is now reopened.
Outreach Report 10:30 am (1:36:04)	Tanja will host a Land Bank informational booth at the Lavender Festival on San Juan Island and the next big outreach event is the County Fair, August 13-16. She also hopes to finish the Q2 newsletter in the next week. Peggy noted there was a question from a Lopez resident regarding fireworks at the Tombolo Preserve. There was discussion.
Stewardship Report continued 10:36 am (42:28) Beaverton Marsh Trail Update	A subset of Land Bank Commissioners met to discuss the 90% design staff received. The proposed figures associated with the trail were high. Staff has decided to put out a base bid and alternates. We have to award the base bid but don't have to award any alternates or we could award any alternates we choose, based on how the numbers that come in. The current numbers do not allow us to afford the whole project. WSDOT is very interested in the completion of this project and are looking for additional funds. Rachel made it clear it would need to be a "no match" stipulation. Rachel presented a power point overview of the various sections and estimates. Current estimate for the crossing is \$3.3M and \$3.8M for approximately 270ft to 310ft. There was discussion regarding priorities. Timeline – Land Bank needs to obligate construction funds by September 30. WSDOT has to review the 100% plans and specs and give approval in order to obligate. The consultant is planning on a very early September submittal to WSDOT. It's a tight timeline. Once Land Bank obligates, we have six weeks to go to bid. Rachel noted it's possible WSDOT could give us a reprieve to put off the bidding until we get the funding all worked out. Rachel will update the Commission when she knows more.
Future Agenda Items 11:08 am (2:13:44)	Tribal sub-committee; Agricultural criteria; Climate criteria
2nd Public Comment 11:09 am (2:14:47)	Mark Johnson asked if an RCO grant was a possibility for the Talking Horse acquisition. Lincoln noted the Land Bank is not very competitive in the interior forest or agricultural property category.
Meeting Adjourned 11:10 am (2:16:30)	Chair, Peggy Bill adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place August 20, 2026, at the Mullis Community Senior Center, 589 Nash Street, Friday Harbor, WA.