



MEETING MINUTES

Conservation Land Bank Commission Meeting January 21, 2022 Virtual ZOOM Meeting

Commission Members in Attendance:

Jim Skoog, District 1, position 1

Sandi Friel, District 2, position 2

Open, at large, position 4

Miles Becker, District 3, position 3

Open, at large, position 5

David Meiland, at large, position 6

Christa Campbell, at large, position 7

Commission Members Absent: None

Land Bank Staff in Attendance: Shauna Barrows, Charlie Behnke, Lincoln Bormann, Peter Guillozet, Erin Halcomb, Doug McCutchen, Aaron Rock, Amanda Wedow, Jacob Wagner, Tanja Williamson

Land Bank Staff Absent: Eliza Habegger, Kayla Seaforth

County Council Liaison: Christine Minney

County Manager: Absent

Public in Attendance: 13 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:30 am	Sandi Friel, Chair, called the meeting to order.
Public Comment 8:30 am	Steve Ulvi thanked the Commission for the opportunity to speak. He commented that Zylstra Lake Preserve is wonderful and feels the parking area is just right for visitor usage. He reiterated how much he enjoyed Doug McCutchen's article from last year regarding water quality at the Preserve and hopes there will be more. Steve noted he was impressed with the community composting facility on Orcas Island and hopes to see one on San Juan Island. He believes the Land Bank could benefit from the composting facility's product.
Adoption of Minutes 8:37 am	The draft December 17, 2021, minutes were reviewed. There were corrections. Minutes were approved.

<p>San Juan Island</p>	<p>from the estate representative. He said SJPT is looking at applying for a salmon recovery grant in anticipation of moving forward.</p> <p>Hauschka Properties – Background: These 40-acre parcels include the top of Cady Mountain adjacent to the Cady Mountain Preserve, and separately, the parcel adjacent to Mount Grant Preserve and the Town of Friday Harbor’s Trout Lake property. Current: Lincoln is waiting on a survey regarding access easement for the parcel adjacent to Cady Mountain and he is holding off on the parcel adjacent to Mount Grant. He noted a neighbor to the south has filed a lawsuit against Public Works and the Hauschka’s regarding the validity of access via Prohaska Road.</p> <p>David questioned how long the Prohaska Rd/neighbor lawsuit will take to resolve. Lincoln didn’t know.</p> <p>Lincoln is working with the National Park Service and Canyontree Properties to submit an application to the Land and Water Conservation Fund (LWCF) for acquisition a portion of their holdings on San Juan. Lincoln noted this will be a long process but the sellers are expressing their willingness to be patient.</p>
<p>Public Hearing Draft Agricultural Policy</p>	<p>Lincoln shared that due to staff illness a second draft is not ready at this time and will defer this portion of the agenda to February’s meeting.</p> <p>Sandi suggested a five-minute break.</p>
<p>Break 9:00 am – 9:06 am</p>	
<p>Stewardship Report 9:06 am</p> <p>Orcas Island</p> <p>Discussion – DRAFT Coffelt Farm Request for Proposal (RFP) 9:09 am</p>	<p>David queried Peter about who completed the culvert repair work at Turtleback Mountain Preserve. Peter rented an excavator and brought four loads of gravel up the mountain with help from Charlie Nigretto. The road is now repaired. Peter noted there are some structural issues that twill need to be addressed - some culverts up above that point that contributed to the problem. He’s currently working on a contract with a consultant to evaluate all 28 of the culverts on Turtleback. Island Excavating replaced the culvert. Peter worked with the neighbors who are served by the culvert, and we will share the repair cost with them. The total for the project is about \$20k.</p> <p>Sandi noted she didn’t receive the full meeting materials packet. Aaron said there were some issues with large files getting emailed and he had to resend some items separately. Sandi found the second email but hadn’t reviewed the material yet. She also questioned why the RFP wasn’t included in the online meeting materials link and Lincoln replied it is a First Draft for Commissioners to review and comment on; a second, revised draft will go out for public review. Peter noted the sub-committee’s work on the Draft RFP and lease template was all informed by (Conservation Agriculture Resource Team) CART-Coffelt recommendations. Sandi thanked staff and Commissioners who participated in the sub-committee. Discussion included reimbursement for soil quality testing and including a draft lease with the RFP. Sandi was not ready to vote as she hasn’t had a chance to review all documents. It was suggested to review RFP 2nd draft in at February’s meeting and the final RFP to go</p>

	<p>out in March. Christa questioned if other Commissioners had received the full materials packet, and if so, could they discuss and move forward today, with Sandi providing comments later. There was consensus agreement. Sandi then observed the meeting was ahead of schedule, and the public hearing on the 2nd Draft Ag Policy postponed. To keep the process moving she suggested calling a 30-minute break, in which she would review the draft RFP packet meeting materials. The meeting could reconvene at 10am and would be back on schedule. Everyone agreed. Christa pointed out the agenda publicized the public hearing was to begin at 9:40am. Tanja volunteered to monitor the zoom “waiting room” and inform those wanting to participate that the hearing was postponed.</p>
<p>Break 9:30 am – 10:00 am</p>	
<p>Discussion – DRAFT Coffelt Farm Request for Proposal (RFP) continued 10:00 am</p>	<p>Sandi received, and reviewed, the Draft RFP and attachment H (proposal template) but did not receive the draft lease, which is listed in the RFP’s table of contents. She asked if there was supposed to be a lease. Both Christa and David said no, as the lease has not been completed. Peter noted that the final lease would need to be approved by the County Prosecuting Attorney’s office but does intend to attach a sample lease to the final RFP when it goes out. There was discussion including a sample/basic lease versus one specific to Coffelt constraints. There was also discussion involving the tiny house and whether it would be included as equipment and other implications; shared usage of Land Bank equipment; general Land Bank responsibilities like fencing and soil investments; proposal selection and criteria review.</p>
	<p><u>ACTION ITEM:</u> Peter and Charlie will incorporate proposed changes and the 2nd Draft RFP will be ready for discussion at the February 18th meeting. The draft will also be posted on the website for public review as part of the meeting materials.</p>
<p>Outreach/Volunteer Report 11:03 am</p>	<p>Tanja reported she’s adding items to the online events calendar and gave a shout out to Shauna and Jacob who mentored two students from the FHHS Junior Community Projects class.</p>
<p>Future Agenda Items 11:05 am</p>	<p>Sandi questioned if the retreat is still planned for after the February 18th regular meeting. Miles noted he’ll be out of town that day and David will also be out of state. It was suggested to split the meetings; keep the regular monthly meeting on Friday, February 18th and schedule the retreat for the following Friday, February 25th.</p> <p>Suggested Retreat Topics:</p> <p>Deep dive into climate change – consideration if mandate can be interpreted more broadly in terms of climate resiliency. Lincoln noted staff will discuss climate resiliency and capacity at their January 31st retreat.</p> <p>Learn more about JEDI (Justice, Equity, Diversity, Inclusion) group.</p> <p>Sandi requested track changes are apparent for the Ag Policy 2nd Draft. Charlie will aim to have this in February meeting materials packet. He also recommended</p>

	Commissioners review the Agricultural Resources Committee (ARC) memo that was included with today's meeting.
	Action Item: Lincoln will check with John Howell regarding facilitation of the February 25 th propose retreat date.
Meeting Adjourned 11:18 am	Chair, Sandi Friel, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place February 18, 2022. It will be an extended meeting.