



## MEETING MINUTES

### Land Bank Commission Meeting September 18, 2020 Virtual Skype 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

Doug Strandberg, at large, position 5  
 David Meiland, at large, position 6  
 Christa Campbell, at large, position 7

**Commission Members Absent:**

**Land Bank Staff in Attendance:** Charlie Behnke, Lincoln Bormann, Judy Cumming, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Kayla Seaforth, Amanda Wedow, Tanja Williamson

**Land Bank Staff Absent:** Sarah Benson

**County Council Liaison:** Bill Watson

**County Manager:** Mike Thomas

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

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:31 am	Chair, Christa Campbell, called the meeting to order.
<b>Public Comment</b> 8:31 am	Christa asked for public comments. There were none.
<b>Adoption of Minutes</b> 8:31 am	The August 21, 2020 minutes were reviewed. There were corrections.

Topic	Key Discussion Points & Agreements
	<p><b><u>ACTION:</u></b> Doug Strandberg moved to accept the August 21, 2020 LBC meeting minutes with corrections. Jim Skoog seconded the motion. There was no further discussion. Motion passed unanimously.</p>
<p><b>Chair and Commissioner’s Report</b> 8:33 am</p>	<p>Christa opened the floor for Chair and Commissioner comments. Miles reported that CART met on September 17th to finalize their timeline for recommendations to the commission for Coffelt Farm. He noted there is potential for another public meeting as there were approximately 350 survey responses.</p> <p>Christa commented that she had heard Senator Liz Lovelett was interested in loosening up restrictions on restricted funds such as real estate excise taxes. There was discussion. Lincoln will follow up. Christa also noted that she was interested in attending a couple of the Land Trust Alliance Rally sessions. Erin will follow up with Christa and get her registered.</p>
<p><b>Public Comment revisited</b> 8:45 am</p>	<p>Christa gave another opportunity for public comment. Jennifer Pietsche had concerns regarding fencing and plant removal at Fowler’s Pond. Peter reported that the work being done is part of a maintenance project replacing old fencing and supports on the gate. Peter offered to meet with Jennifer to address any other concerns she may have about the project and provide more detail. David asked for an update at the next meeting on how Jennifer’s concerns were addressed.</p>
	<p><b><u>ACTION:</u></b> Peter will update commission at October meeting</p>
<p><b>Council Update</b> 8:50 am</p>	<p>Bill Watson reported the County’s major focus is the 2021 budget. They will need to cut over \$1M from the budget, and Council is working hard to keep employees from being laid off. The County is holding steady at 32 cases of Covid-19. Transient lodging is now open for 100% capacity, and he noted retail sales tax revenues has not dropped dramatically. Bill then fell off the call.</p>
<p><b>Communications Assessment</b> 8:56 am</p>	<p>Lincoln reported the assessment was completed and a report is being compiled for the upcoming communications committee meeting on October 5<sup>th</sup>.</p>
<p><b>Director’s Report</b> 9:00 am</p> <p>Orcas Island</p>	<p>Lincoln noted that the bulk of the report are two properties that are in the amended budget – Davis Bay Farm (Richards Marsh) and Barker Connector Trail (Beaverton Valley Preserve)</p> <p><b>Olga Store Historic Preservation Easement – Background:</b> The group that bought the Olga Store would like to put a historic preservation easement (HPE) on the property and has requested \$150k. Boyd Pratt has researched the historical elements of the structure, noting that the East and South side are largely unaltered and key architectural details should be protected. <b>Current:</b> Lincoln asked the commission what next steps they would like to take. Miles Becker asked what purpose the HPE would serve since they’ve raised enough funds to buy the property. Lincoln believes they’re trying to recoup some of their costs, but also protect the structure going forward. Sandi noted the group still has around \$300k in debt, and there is strong community support for the project as they raised \$600k in a few months to buy the building. Brian agreed and added it’s being used by the community as a remote</p>

<p>Orcas Island continued</p>	<p>co-op location, and as the new home of the Olga Post Office. Brian suggested staff come back to the commission with a price recommendation. Lincoln noted the difficulty in appraising HPEs. Doug Strandberg responded that he though an appraisal was necessary in any case. David Meiland asked if the Land Bank has any other HPE’s. Lincoln said yes, two in Friday Harbor (Roark House and San Juan Island Historical Museum), and one on Orcas (Olga Artworks Building).</p> <p>The commission agreed to continue pursuing the project. Lincoln said he will need to keep a placeholder in the amended budget if commission wants to complete the project by the end of the year.</p>
	<p><b>ACTION:</b> Lincoln will begin looking for an appraiser.</p>
<p><b>Public Hearing Proposed SJC Land Bank Third Amended 2020 Expenditure and Acquisition Plan</b> 9:25 am</p> <p>Lopez Island</p> <p>San Juan Island</p> <p>Orcas Island</p>	<p>Lincoln summarized acquisition projects and changes to the Conservation Area Fund (CAF) included in the proposed third amendment to the 2020 Land Bank budget. There are no proposed amendments to the Stewardship &amp; Management 2020 budget. Changes to the Conservation Area Fund budget besides three acquisition projects are an increase in REET revenue from \$3,000,000 to \$4,000,000.</p> <p>The acquisition projects in the budget are:</p> <p><b>Davis Bay Farm Property (Richardson Marsh) – Background:</b> This is a 24-acre parcel on the east side of Richardson Marsh on Lopez. The San Juan Preservation Trust (SJPT) will protect the marsh in its entirety and currently holds CE’s on some of the surrounding properties. Lincoln said the subject parcel is a great spot for bird watching, and a good general viewpoint for cyclists. It would be the public access part for the whole project. The purchase price is \$75k, which is below market value. SJPT will hold a CE on the property.</p> <p><b>Beaverton Marsh Access Property/Barker Trail Corridor – Background:</b> At the same time the Land Bank purchased the Taylor property in 2019, the conservation donors also bought a 5-acre parcel adjacent to Linde Field in order to provide a trail corridor from the fields to Beaverton Marsh Preserve. Lincoln walked the property and suggested widening the corridor slightly. This project would entail a \$25k payment and a land trade to ensure the area of the private parcel wouldn’t be under 5 acres.</p> <p><b>Olga Store Historic Preservation Easement</b> – per the earlier discussion, the HPE is now being added as a placeholder in the amount of \$150k.</p>
<p><b>Open Public Comment</b> 9:39 am</p> <p><b>Close Public Comment</b> 9:41 am</p>	<p>Nancy Greene said she’s excited about the Richardson Marsh project and that it will be a great addition to the community.</p> <p>Steve Ulvi thanked the Land Bank for their good work.</p>
<p><b>Discussion and Vote Proposed SJC Land Bank Third Amended</b></p>	<p>Lincoln noted the amended budget also included the Final Updated Interim Stewardship and Management Plan (SMP) for Zylstra Lake Preserve. Brian commented that he is hesitant to go forward with a CART review of Zylstra until receiving their final report on Coffelt Farm. Doug Strandberg and Jim don’t see a</p>

<b>2020 Expenditure and Acquisition Plan</b>	need for a CART review of Zylstra. Sandi commented that the Zylstra SMP was very well written. She said it's helpful to have the "red line" corrections to see where changes were made.
	<b>ACTION:</b> David Meiland moved to adopt the Proposed Third Amended 2020 Expenditure and Acquisition Plan with changes. Miles Becker seconded the motion. There was no further discussion. Motion passed unanimously.
<b>Stewardship Report</b> 9:47 am  San Juan Island	Doug McCutchen reported there were broken siphons and broken valve at the Zylstra Lake Preserve dam. Timing to release irrigation water to the lessee was critical so he rented a pump to get water conveyed. The lessee also used his tractor to get water moving, creating some noise pollution, which led to a few complaints from neighbors. Doug M. spoke with the lessee to limit his use of the tractor to daylight hours and asked Tanja to send an email update to the bordering Preserve neighbors. In order to get the pumps in working order, Charlie and Doug M. were able to use some parts from the shop and by resetting the siphons twice daily, were able to convey enough water for the time being. David asked if the broken siphons/valve were a result of vandalism? Doug M. couldn't say for sure, but that 4" PVC is not breakable by hand. He also noted that the system was originally installed hastily and not well, and they're working to improve it with upcoming repairs.
<b>Outreach Report</b> 9:59 am	In addition to the monthly written report, Tanja mentioned a funny story about lost chickens at Limekiln Preserve, near the bird blind. They were rescued and made their way to a happy home. She also said the updated website had gone live and the first online native plant sale for The Salish Seeds Project was going well. She will meet with Sierra O'Connell of the Preservation Trust next week to discuss upcoming volunteering opportunities.
<b>Executive Session</b> 10:03 am – 10:59 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. The meeting was extended once, from 10:35 am – 11:00 am. The meeting came out of executive session at 10:59 am.
<b>Future Agenda Items</b>	Potential follow up protocol for questions that arise during monthly meetings Remote meetings – should they continue post Covid restrictions?
<b>Meeting Adjourned</b> 11:20 am	Chair, Christa Campbell, adjourned the meeting.
<b>NEXT MEETING</b>	The next LBC meeting is scheduled to take place October 23, 2020.