



## MEETING MINUTES

### Land Bank Commission Meeting December 11, 2009 Council Hearing Room, San Juan County Legislative Building

Commission Members in Attendance: Amanda Azous, Nancy Greene, Mary Blackstone, Lisa Wolford and Jim Skoog.

Commission Members Absent: Tom Cowan and Nancy Jones.

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Doug McCutchen, Tim Clark, and Diane Kinnaman.

Land Bank Staff Absent: Ruthie Dougherty and Eliza Habegger.

Public in Attendance: Louise Dustrude, Doug Strandberg, Marilyn O'Connor, and Jeff Roberson.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<b><u>Call to Order</u></b>	8:30am the meeting was called to order.	
<b><u>Executive Session</u></b>	Amanda advised that the commission would be going into executive session at the end of the meeting in regards to the Erickson property.	
<b><u>Adoption of Minutes</u></b>	The November 13, 2009 regular meeting minutes were reviewed. There were corrections.	Nancy Greene moved to accept the November 13, 2009 regular meeting minutes. Jim Skoog seconded. No discussion. Motion passed unanimously.
<b><u>Adoption of Notes from Annual Retreat</u></b>	The notes from the Annual Retreat were not available for commission review and approval.	The November 13, 2009 notes from the Annual Retreat will be reviewed at the January 29 <sup>th</sup> , 2010 commission meeting.

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<p><b><u>Chair's Report</u></b> <u>Commission</u> <u>Appointments</u></p>	<p>Amanda Azous was pleased to announce the reappointment of Tom Cowan of Lopez to the commission. He will continue representing the “at large” district. Although Tom was not present, Amanda thanked Tom for his many years of dedicated service and commitment to another four year term.</p> <p>Amanda introduced Doug Strandberg of Friday Harbor, who recently was appointed to replace Nancy Jones, as “at large” district commissioner.</p>	
<p><u>2010 Commission</u> <u>Officers</u></p>	<p>Volunteers for the sub-committee for the selection of 2010 commission officers were solicited. The sub-committee will present a slate of candidates to the commission for the Chair, Vice-chair and Treasurer commission positions.</p>	<p>Nancy Greene and Jim Skoog volunteered for the sub-committee and will report to the commission at the January 29<sup>th</sup> meeting.</p>
<p><b><u>Director's Report</u></b></p>	<p>Lincoln asked the commission to consider moving Land Bank commission monthly meetings to the third Friday each month out of necessity. The County's Treasurer's office schedule for releasing the Real Estate Excise Tax (REET) financial information to the Land Bank will work more smoothly with the new schedule, allowing adequate preparation time to produce monthly financial statements which are approved at monthly commission meetings. There was discussion. Meeting locations for the first six months were determined.</p>	<p>Consensus of commission: to change monthly Land Bank Commission meetings to the third Friday of each month.</p>
<p><u>San Juan County Parks,</u> <u>Trails, and Natural Areas</u> <u>Plan</u></p>	<p>Lincoln gave an update on the four open houses held county-wide in November which introduced the planning process for an integrated system of parks, trails and natural areas for the people of San Juan County. Trust for Public Lands (TPL), San Juan County Land Bank, San Juan County Parks, and San Juan County Public Works each had informational booths. Over 175 people attended the events and great feedback was received. TPL is currently compiling input and will be publishing results from the open houses online in December. There was</p>	

<b>Topic</b>	<b>Key Discussion Points &amp; Agreements</b>	<b>Actions and Next Steps</b>
<u>San Juan County Parks, Trails, and Natural Areas Plan continued</u>	discussion. Lincoln also reported that 3,000 residents were randomly selected to participate in a community survey in an effort to gather ideas and priorities for the county's parks, trails, and natural areas. The survey period closes December 11 and results to be shared with the community in early 2010.	
<u>Public Comments</u>	Louise Dustrude, San Juan Trails Committee member, thanked the Land Bank for all of its efforts this past year.	
<u>Finance Report</u>	<p>Judy Cumming reviewed the conservation area fund and stewardship fund financial statements, which reflected the Amended Budget approved by the County Council on August 11, 2009. There was discussion.</p> <p>End of the year accounts payable processing was discussed. Judy reported that the last day to pay out of the 2009 budget is January 26<sup>th</sup>.</p> <p>Additional revenues: Lincoln reported that the Sundstrom Conservation Easement 500K transaction should finalize in December. The Aquatic Lands Enhancement Account (ALEA) Grant was scheduled to be received in December but may be delayed.</p>	<p>An in depth finance report will be prepared for the January 29<sup>th</sup> commission meeting.</p> <p>Mary Blackstone moved to accept the monthly CAF and Stewardship financial reports. Nancy Greene seconded. No discussion. Motion passed unanimously.</p>
<u>Director's Report</u> <u>Grant Writing</u>	Lincoln reported 2010 is a grant writing year and it should be determined by February 2010 whether Land Bank staff will write grants or if a contractor should be hired. There was discussion.	Lincoln will advise commissioners which grants through the Washington State Recreation and Conservation Office (RCO) the Land Bank will be pursuing and a determination by the commission will be made in February.
<u>Acquisition Projects</u> <u>Watmough – Gieling Donation</u>	County Council Agenda Schedule: Gieling Resolution for Watmough donation to be considered by the County Council on December 15 <sup>th</sup> . Background: the Land Bank partnered with the San Juan Preservation Trust (SJPT) for acquisition of the 7.3 acre Meng property in 2007, which borders the Gieling property at Watmough Bight. (Revenue from	Gieling Resolution scheduled on County Council consent agenda on December 15 <sup>th</sup> .

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<u>Lopez / Watmough – Gieling Donation</u>	Salmon Recovery Funding Grant also was used for Meng acquisition.) Tex Gieling generously donated property and a conservation easement (CE), creating a continuous parcel along the bight, allowing a rustic, public trail. SJPT will retain the CE over the property and has separated a 4 acre piece of the property to be transferred to the Land Bank in fee.	
<u>Lopez / Odlin South</u>	<p>Background: A portion of the Odlin South Department of Natural Resources (DNR) property was placed on the State Trust Land and Transfer Program (TLTP) List as a lease for this current biennium. In this program, the legislature allocates money to purchase or lease DNR property on behalf of local government. DNR has since come back to the county with the idea of including the entire 103-acre property on the TLTP lease list. The county will pursue this idea.</p> <p>Lincoln noted that this would be a huge boost to the grassroots effort to protect the entire property.</p> <p>Nancy Greene inquired about the possibility of the Land Bank protecting the property with a conservation easement, assuming the residual is purchased, as there is an important resource; a quaking aspen grove. There was discussion.</p> <p>Of note: the project's success is a result in part of efforts by Bob Myhr, Kevin Ranker, and the Washington Wildlife and Recreation Coalition, ensuring Odlin South remained on the TLTP List.</p>	
<u>Lopez / Strachan Conservation Easement (CE)</u>	Deed of CE will be recorded after a new issue is resolved. It was discovered the county owns the mineral rights to this four acre piece and a mineral rights subordination agreement must be recorded before the donated conservation easement can be recorded.	The mineral right subordination agreement is on the December 15 <sup>th</sup> , 2009 county council agenda for consent.
<u>SJ / Guard</u>	20 acre parcel in San Juan valley currently is in negotiations. There was discussion.	Lincoln will continue moving forward with this project.
<u>SJ / Sundstrom</u>	Deed of conservation easement / conveyance	

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<u>Conveyance and CE</u>	to be recorded in December.	
<u>SJ / SJI Historical Museum Historic Preservation &amp; CE</u>	County council approved the HP & CE on December 8 <sup>th</sup> . Scheduled to be recorded the following week. Online article currently on the Historical Museum's heritage building restoration on <a href="http://www.sanjuanjournal.com">www.sanjuanjournal.com</a> . There was discussion.	
<u>SJ / Buck – Beaverton Valley Marsh</u>	<p>Lincoln continues discussions with the Bucks on the 50 acre property. There is particular interest in continued agriculture on the property, which would fit in well with the restoration model the Land Bank is looking at for the marsh including adjusting water levels and grazing as part of the restoration model. Bucks will retain 10-15 acres and a CE would be in place for entire acreage. There was discussion.</p> <p>An appraisal is underway for the adjacent Taylor property (marsh area), to allow for Federal funding to purchase that CE. Appraisal and survey, outlining the specific area encumbered by the CE, is a federal requirement. Ducks Unlimited would provide additional funding for restoration on Taylor property in spring. Madrona Murphy is currently contracted to orchestrate restoration plan; volunteer plantings and removal of reed canarygrass starts in early spring.</p>	Lincoln will continue moving forward with this project.
<u>SJ / Erickson</u>  <u>SJ / Erickson continued</u>	<p>Town has hosted a series of public meetings. Several issues have been raised by Town staff to the Town Council:</p> <ol style="list-style-type: none"> <li>1. Source of funding: Validity of using lodging tax dollars for the purchase.</li> <li>2. Land Bank historic preservation and conservation easement on the property will severely restrict its use. Should the Ag Guild cease to manage the property, the town's options would be limited by the restrictions.</li> <li>3. Lease with Ag Guild – how the property would be set up and managed. There was discussion.</li> </ol>	

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<p><b><u>Stewardship Report</u></b>  <u>Doug McCutchen,</u>  <u>San Juan Preserve Steward</u></p>	<p><u>Cady Mountain</u> – Ongoing oak restoration with controlled burning took place in November/December through the Wildlife Habitat Incentive Program (WHIP) grant. 2010 oak restoration will include volunteers caging young oaks.</p>	
	<p><u>Frazer Homestead Preserve</u> – signage installation and all remaining trail work has been completed including a pole fence.</p> <p>Doug is working with Peter Dederich of National Parks Service for an official trail opening celebration taking place in Spring 2010.</p>	
	<p><u>King Sisters Preserve</u> – Volunteer students are working hard on a turnpike trail on the preserve.</p>	
	<p><u>Westside Preserve</u> – Hawthorne has taken a strong foothold throughout San Juan island with particular concern at Westside Preserve. There was discussion.</p>	
	<p><u>False Bay Creek Preserve</u> – Peter Dardanelli submitted a petition signed by 19 local hunters requesting permission to allow duck hunting on the preserve. There was discussion. Commission consensus: to hold a discussion-only meeting with preserve neighbors and those who have expressed interest, to learn how hunting has worked best for them in the past and possibly develop a new system for a hunting program exclusively for this preserve. It was noted hunting has never been allowed on Land Bank preserves.</p> <p>An ecological assessment has been completed. Staff hope to complete a draft management plan with recommendations on hunting by next summer.</p> <p>Tim Clark has finished up the willow whip plantings: 374 new willows planted and 500 collars were installed. Planting and maintaining willows was required under the terms of an enforcement action by the Army Corps of Engineers with the previous owner.</p>	<p>Doug will set up the discussion meeting and report on community input at January 29<sup>th</sup> commission meeting.</p>

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	<u>Frazer Homestead Preserve</u> – Tim applied for a water right for the preserve.	
<b><u>Stewardship Report</u></b> <u>Tim Clark,</u> <u>Lopez Preserve Steward</u>	<u>Fisherman Bay Spit Dock</u> – still working with Jim Johannessen of Coastal Geological Services on the shoreline erosion protection component of the cultural resource mitigation plan. There was discussion. Tim has drafted a volunteer monitoring program that is almost complete. Project is moving forward.	
	<u>San Juan County Parks, Trails, and Natural Areas Plan</u> – at the end of the Lopez work shop several people, including Nancy Greene formed a trails committee for Lopez.	
	<u>Lopez Hill</u> - Hunting season ends on December 29 <sup>th</sup> with archery currently open. Tim facilitated a written open dialog between hunters and hikers which will be beneficial with crafting a plan for next year’s hunting season. Word has gotten out that camping will be prohibited next year.  Overall, all preserve trails are free of trees with over a dozen having been removed from recent storms.	
<b><u>Stewardship Report</u></b> <u>Ruthie Dougherty,</u> <u>Orcas Preserve Steward</u>	Ruthie was unable to attend the meeting. <u>Turtleback</u> – Lincoln reported that the Land Bank is continuing its efforts to certify management of the preserve under the Forest Stewardship Council. A contractor is currently assessing information on the condition of specific stands of trees on the property. This information is essential should the Land Bank pursue sale of carbon credits in the future. There was discussion.	
<b><u>Break</u></b>	10:05 – 10:12 a.m.	
<b><u>Executive Session</u></b>	10:12 a.m. Meeting reconvened. Pursuant to RCW 42.30.110, a fifteen minute Executive Session was called “To consider the selection of a site or the acquisition of real estate by lease or purchase when the public knowledge regarding such consideration would cause a likelihood of increased price in regards to the Erickson property”.	

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<b><u>Executive Session</u></b>	10:25 a.m. executive session ended.	
<b><u>Nancy Jones Farewell</u></b>	Although unable to attend, Nancy Jones was acknowledged for her 8 years as “at large” commissioner. Nancy’s leadership, financial background and friendship will be missed.	
<b><u>Katherine Mottola Lopez Volunteer Acknowledgment</u></b>	Doug reported that Katherine has retired as volunteer preserve steward of Weeks Wetland Preserve, Lopez Island. For the past twelve years Kat has provided invaluable stewardship reports including her particular expertise of extensive animal and plant observations. The Land Bank is very grateful for her many years of dedicated service.	
<b><u>Volunteer Thank You Letter to the Editor</u></b>	It was noted that Nancy Jones’ thank you letter to Land Bank volunteers, on behalf of the Land Bank Commission has been published with many different local media outlets.	
<b><u>Meeting Adjourned</u></b>	10:40 a.m. - meeting adjourned.	
<b>NEXT MEETING</b>	January 29, 2010 at Council Hearing Room, San Juan County Legislative Building, San Juan Island.	