

Supplemental Budget Request

Status: Pending

Sheriff

Administration

Suppl ID # 3048

Fund 1

Cost Center 2900

Originator: M Caldwell

Expenditure Type: One-Time Year 2 2020 Add'l FTE Add'l Space Priority 1

Name of Request: Record Fraternal Order of Police Settlement

X

Department Head Signature (Required on Hard Copy Submission)

Date

Costs:	Object	Object Description	Amount Requested
	6110	Regular Salaries & Wages	\$16,511
	6210	Retirement	\$1,204
	6230	Social Security	\$1,258
	6255	Other H&W Benefits	\$2,753
	6269	Unemployment-Interfund	\$22
	Request Total		\$21,748

1a. Description of request:

Record Fraternal Order of Police settlement for Sheriff's Office Law Enforcement Lieutenants and Chiefs.

1b. Primary customers:

Sheriff's Office command staff

2. Problem to be solved:

Budget authority needs to be moved from Non Departmental wage reserves to the Sheriff's Office administrative cost center to provide budget authority in compliance with the Fraternal Order of Police bargaining agreement.

3a. Options / Advantages:

No other options

3b. Cost savings:

None

4a. Outcomes:

4b. Measures:

5a. Other Departments/Agencies:

5b. Name the person in charge of implementation and what they are responsible for:

6. Funding Source:

General Fund

Supplemental Budget Request

Status: Pending

Health

Human Services

SupplID # 3074

Fund 122

Cost Center 122800

Originator: Kathleen Roy

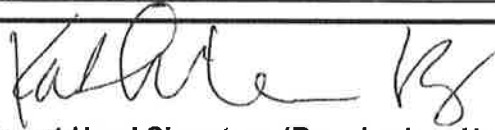
Year 2 2020

Add'l FTE

Priority 1

Name of Request: Emergency Solutions Grant - COVID 19

X



Department Head Signature (Required on Hard Copy Submission)

Date

Costs:	Object	Object Description	Amount Requested
	4334.0421	Commerce Grant	(\$120,000)
	6610	Contractual Services	\$120,000
	Request Total		\$0

1a. Description of request:

We are requesting expenditure authority of new funding from the Washington State Department of Commerce to prevent, prepare for, and respond to the Coronavirus pandemic. These funds will support homeless assistance and homeless prevention activities to mitigate the impacts of COVID-19. The grant total of \$494,112 provides funding through September 30, 2022, and it is expected that \$120,000 will be utilized in 2020. This supplemental includes revenue and expense for this pass through grant.

1b. Primary customers:

Individuals and families who are homeless or receiving homeless assistance.

2. Problem to be solved:

People who are homeless or receiving homeless assistance are not able to easily access non-pharmaceutical interventions that can mitigate the spread of COVID-19. The pandemic has also created economic challenges for households that are facing housing instability.

3a. Options / Advantages:

These additional funds will support an expansion of housing and shelter options which will promote individual as well as public health and welfare interests.

3b. Cost savings:

These federal funds are passed to the county through the state and will not impact local funds. Cost savings will occur as people are stabilized in housing, to include when in need of isolation or quarantine, and the negative impacts to public health and welfare are mitigated.

4a. Outcomes:

Increased housing and shelter opportunities to provide for safety, security and wellness for those experiencing homelessness.

4b. Measures:

Retention of, as well as increase in number of additional housing/shelter options and services provided to support the expansion.

5a. Other Departments/Agencies:

n/a

5b. Name the person in charge of implementation and what they are responsible for:

n/a

6. Funding Source:

Washington State Department of Commerce CARES Act Emergency Solutions Grant-COVID-19 (ESG-CV) -Federal funding provided to the State to use at local levels.

Monday, June 22, 2020

Rpt: Rpt Suppl Regular

Supplemental Budget Request

Status: Pending

Non-Departmental

Suppl ID # 3049 Fund 1 Cost Center 4075 Originator: M Caldwell

Expenditure Type: One-Time Year 2 2020 Add'l FTE Add'l Space Priority 1

Name of Request: Move Wage Budget Authority to Sheriff's Office

X

Department Head Signature (Required on Hard Copy Submission)

Date

Costs:	Object	Object Description	Amount Requested
	6110	Regular Salaries & Wages	(\$21,748)
	Request Total		(\$21,748)

1a. Description of request:

Decrease budget authority in Non Departmental wage reserve account and move it to the Sheriff's Office to fund Fraternal Order of Police settlement. See corresponding Suppl ID #3048 Record Fraternal Order of Police Settlement

1b. Primary customers:

2. Problem to be solved:

3a. Options / Advantages:

3b. Cost savings:

4a. Outcomes:

4b. Measures:

5a. Other Departments/Agencies:

5b. Name the person in charge of implementation and what they are responsible for:

6. Funding Source:

General Fund - Non Departmental wage reserves

Supplemental Budget Request

Status: Pending

Non-Departmental

Suppl ID # 3068 Fund 324 Cost Center 32400 Originator: Kraig Olason

Expenditure Type: One-Time Year 2 2020 Add'l FTE Add'l Space Priority 1

Name of Request: Silver Beach Creek Phase 1 REET Request

X

Department Head Signature (Required on Hard Copy Submission)

Date

Costs:	Object	Object Description	Amount Requested
	8351.123	Operating Transfer Out	\$695,000
	Request Total		\$695,000

1a. Description of request:

This project will improve water quality in Silver Beach Creek and Lake Whatcom by reducing the amount of sediment and phosphorus discharge from a developed neighborhood in the Silver Beach Creek drainage basin. Runoff from the Lakewood Development is currently collected in a stormwater detention pond and is then discharged untreated into Silver Beach Creek. Water quality monitoring over the past decade has shown Silver Beach Creek to be a contributor of phosphorus into Lake Whatcom. Lake Whatcom is currently under a TMDL permit due to poor water quality associated with phosphorus and fecal coliform.

This project includes installation of a large filter vault/modular wetland adjacent to Wood Lake Meadows subdivision in the Hillsdale area of the Lake Whatcom watershed. The new water quality facility will reduce the amount of sediment and phosphorus entering Silver Beach Creek by filtering approximately 24 acres of contributing area.

1b. Primary customers:

Primary customers include all individuals and businesses that rely on Lake Whatcom for their drinking water (100,000 people), as well as environment at large.

2. Problem to be solved:

Lake Whatcom is currently under a TMDL permit as a result of poor water quality and the impacts of algal blooms on public health and other beneficial uses of the lake. The TMDL mandates that Whatcom County and the City of Bellingham develop and implement programs to reduce impacts of phosphorus to the lake. The installation of this project is one of the measures included in the county's listed activities focusing on improving the lake's water quality.

3a. Options / Advantages:

For this specific site, due to site constraints, few other options are available. A modular wetland has been chosen as the preferred treatment option because the area has consistent base flow throughout much of the winter. Cartridge vaults require regular dry out periods, which won't occur under base flow conditions. Bioswales, another options, weren't feasible due to limited site area and steep topography.

3b. Cost savings:

Actual cost savings are difficult to quantify from this project. Efforts to improve water quality in the lake are required by the TMDL permit. Failure to implement the adopted program elements included in the TMDL response could result in fines. The costs of installing the proposed system is offset by the potential to treat an entire subdivision with one treatment facility as opposed to several smaller systems. The costs and convenience of constructing and maintaining one modular wetland rather than several smaller modular wetlands will prove cost effective.

Supplemental Budget Request

Status: Pending

Non-Departmental

Supp'l ID # 3068

Fund 324

Cost Center 32400

Originator: Kraig Olason

4a. Outcomes:

This project is intended to reduce phosphorus leaving the developed properties within the Lakewood Subdivision. Conservative estimates indicate that phosphorus should be reduced by over 50%. In many cases this reduction could be as much as +60%.

4b. Measures:

The designed system will be able to be monitored to determine the level of treatment being achieved. It is our goal to achieve over 50% phosphorus treatment of the runoff from the outlet pond.

5a. Other Departments/Agencies:

This project will require regular inspection, at least annually, and regular maintenance. Modular wetlands don't require cartridge replacements every year like cartridge vaults do, but will require modest regular maintenance and replacement of some or all of the treatment media eventually. Overall it is anticipated that modular wetlands will be less costly on an annual basis than typical cartridge vaults.

Public Works Maintenance and Operations Crew will be tasked with regular maintenance activities. The Stormwater Division will be providing frequent inspections.

5b. Name the person in charge of implementation and what they are responsible for:

Vernon Brown - Responsible for managing the NPDES crew which provides maintenance services of all stormwater facilities. Kraig Olason, Stormwater Program Manager, responsible to ensure all inspections are made timely.

6. Funding Source:

The majority of the funding source for this project is the Real Estate Excise Tax. A secondary source is the Lake Whatcom Stormwater Utility. REET has funded the majority of the Lake Whatcom Stormwater projects over the years..

WHATCOM COUNTY
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Mark Personius, AICP
Director

Memorandum

TO: Honorable Whatcom County Councilmembers
Honorable Satpal Sidhu, Whatcom County Executive

THROUGH: Mark Personius, PDS Director *ms*

FROM: Becky Snijder van Wissenkerke, PDR Program Administrator

DATE: June 11, 2020

SUBJECT: Supplemental Budget Request to complete agricultural conservation easement acquisition for PDR applicant Brar

Introduction

The Whatcom County Purchase of Development Rights (PDR) Program was initiated in September of 2001. The program has successfully purchased 158 development rights on 1,372 acres through 26 conservation easements.

The Purchase of Development Rights Oversight Committee has recommended purchase of an agricultural conservation easement on the Brar property. On September 26, 2017, Whatcom County Council approved the PDR Program Administrator and County Executive to proceed with the acquisition of this easement through Resolution 2017-042. This supplemental budget request includes all costs associated with closing of this agricultural conservation easement, including easement cost, easement monitoring fees, baseline documentation fees, and associated closing costs. This request will support completion of the PDR process on this property.

Background and Purpose

Completion of the Brar agricultural conservation easement will remove 10 development rights and add an additional 64.5 acres to the total protected acreage in Whatcom County. Whatcom Land Trust has developed a baseline condition report for the easement area and will be the legally responsible party to monitor and enforce terms of the conservation easement.

The Brar conservation easement was selected to receive matching funds through the Washington State Recreation and Conservation Office (RCO) Washington Wildlife and Recreation Program (WWRP). These funds represent 48% of the actual easement cost.

This request is to use Conservation Futures Funds. As of June 11, 2020, the Conservation Futures Fund balance is \$4,991,263.82.

This transaction must be completed within one year of the appraisal report dated January 2, 2020, or an updated appraisal and review will be necessary. This would add approximately \$4,000 in costs and additional staff time to complete the project.

Brar - PDR Supplemental Budget Request

Brar Agricultural Conservation Easement	\$230,000.00
- Easement monitoring and enforcement	\$12,000.00
- Survey	\$2,000.00
- Background Documents preparation	\$2,000.00
- Escrow and closing costs	\$6,500.00
<hr/>	
Subtotal	\$252,500.00
- Reimbursement from WA RCO	(\$111,000.00)
<hr/>	
Net cost to Whatcom County after reimbursement	\$141,500.00
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Request Summary

This request is consistent with Resolution 2017-042, which authorizes the PDR Program Administrator and County Executive to enter into a purchase and sale agreement for the agricultural conservation easement on this property. The conservation easement will be completed and recorded by December 2020.

This request is to use Conservation Futures Funds. As of June 11, 2020, the Conservation Futures Fund balance is \$4,991,263.82.

Please contact Becky Snijder van Wissenkerke, PDR Program Administrator, at (360)778-5956 with any questions or concerns.

Supplemental Budget Request

Planning & Development Services

Planning

Suppl ID # 3069 Fund 175 Cost Center 17550 Originator: Becky Snijder van Wissenkerke

Year 2 2020

Add'l FTE

Priority 1

Name of Request: Brar Agricultural Conservation Easement

X  6-18-2020
Department Head Signature (Required on Hard Copy Submission) **Date**

Costs:	Object	Object Description	Amount Requested
	4334.0273	Farmland Preservation	(\$111,000)
	6610	Contractual Services	\$12,000
	7320	Land	\$240,500
	Request Total		\$141,500

1a. Description of request:

The proposed budget amendment is to cover all associated costs for completion of an agricultural conservation easement on the Brar property. This includes easement cost, easement monitoring and enforcement fees, baseline documentation, and escrow and closing costs.

1b. Primary customers:

The community at large benefits from the Purchase of Development Rights (PDR) program due to the permanent protection of the land for agricultural purposes. This area will never be developed with additional housing and will stay in low-service cost status in perpetuity. Multiple benefits to agriculture, wildlife, and water quality are among the benefits for the community.

2. Problem to be solved:

The focus of the Purchase of Development Rights Program is to permanently protect agricultural and forestry lands from conversion to non-working land uses. This property contains productive agricultural soils, is adjacent to other working farmland and has been recommended for protection by the Purchase of Development Rights Oversight Committee and approved for purchase by County Council.

3a. Options / Advantages:

The Purchase of Development Rights Oversight Committee considers the PDR program to be an integral component of an overall working lands protection strategy. The Growth Management Act requires the protection of resource lands. This is one of several efforts the County is making to comply with the state requirement. Zoning and Open Space Taxation are other programs currently employed by Whatcom County to protect agricultural and forestry lands. PDR easements are valuable partly because they are the only action currently available for the County to achieve permanent protection on agricultural and forestry lands.

3b. Cost savings:

Savings are difficult to quantify. Studies indicate that resource lands are the lowest cost properties for community services. Other savings are based on the benefits of not converting the property to some more intensive use. Water quality degradation, excessive stormwater runoff, and increased costs for roads and other service provisions are eliminated when conservation easements establish a permanent working land development pattern in a given area. Maintaining a critical mass of viable working lands helps support the economy. For this specific easement the Washington State Recreation and Conservation Office (RCO) have provided \$111,000.00 in matching grant funds reducing the amount coming from the Conservation Futures Fund.

4a. Outcomes:

This easement will result in the permanent protection of 64.5 acres of agricultural land and associated

Supplemental Budget Request

Planning & Development Services

Planning

Suppl ID # 3069 Fund 175 Cost Center 17550 Originator: Becky Snijder van Wissenkerke

ecosystems.

4b. Measures:

The easement on this property will be purchased with assistance from a title company through a typical closing process. The successful closing of the easement purchase marks the outcome of this specific request. Annual monitoring reports are supplied by the Whatcom Land Trust for each completed conservation easement.

5a. Other Departments/Agencies:

This is a joint project which involves the Whatcom Land Trust (on-going monitoring/enforcement responsibilities) and Whatcom County – PDR program administration/funding.

5b. Name the person in charge of implementation and what they are responsible for:

The Whatcom Land Trust will be responsible for the long-term monitoring under the terms of the conditions in the conservation easement and based on the contract that they have with Whatcom County. Alex Jeffers is the Conservation Manager.

6. Funding Source:

Conservation Futures Fund (as requested).

The total coming out of Conservation Futures to make the purchase will be \$252,500.00, though the Washington State Recreation and Conservation Office (RCO) will reimburse Whatcom County for a combined total of \$111,000 towards this transaction. The net from expenditure Conservation Futures after reimbursement will be \$141,500.00. This transaction will have no effect on the General Fund.

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Mark Personius, AICP
Director

Memorandum

TO: Honorable Whatcom County Councilmembers
Honorable Satpal Sidhu, Whatcom County Executive

THROUGH: Mark Personius, PDS Director *MP*

FROM: Becky Snijder van Wissenkerke, PDR Program Administrator

DATE: June 11, 2020

SUBJECT: Supplemental Budget Request to complete agricultural conservation easement acquisition for PDR applicant McLeod

Introduction

The Whatcom County Purchase of Development Rights (PDR) Program was initiated in September of 2001. The program has successfully purchased 158 development rights on 1,372 acres through 26 conservation easements.

The Purchase of Development Rights Oversight Committee has recommended purchase of an agricultural conservation easement on the McLeod property. On January 14, 2020, Whatcom County Council approved the PDR Program Administrator and County Executive to proceed with the acquisition of this easement through Resolution 2020-002. This supplemental budget request includes all costs associated with closing of this agricultural conservation easement, including easement cost, easement monitoring fees, baseline documentation fees, and associated closing costs. This request will support completion of the PDR process on this property.

Background and Purpose

Completion of the McLeod agricultural conservation easement will remove six development rights and add an additional 17.59 acres to the total protected acreage in Whatcom County. Whatcom Land Trust has developed a baseline condition report for the easement area and will be the legally responsible party to monitor and enforce terms of the conservation easement.

The McLeod conservation easement was selected to receive matching funds through the Washington State Recreation and Conservation Office (RCO) Washington Wildlife and Recreation Program (WWRP) as well as the Whatcom Community Foundation Farmland Preservation Fund (WCF-WFPF). These funds represent 46% of the actual easement cost.

This request is to use Conservation Futures Funds. As of June 11, 2020, the Conservation Futures Fund balance is \$4,991,263.82.

This transaction must be completed within one year of the appraisal report dated October 14, 2019, or an updated appraisal and review will be necessary. This would add approximately \$5,000 in costs and additional staff time to complete the project.

McLeod - PDR Supplemental Budget Request

McLeod Agricultural Conservation Easement	\$400,000.00
- Easement monitoring and enforcement	\$20,000.00
- Background Documents preparation	\$2,000.00
- Escrow and closing costs	\$6,500.00
<hr/>	
Subtotal	\$428,500.00
- Reimbursement from WA RCO	(\$175,000.00)
- Reimbursement from WCF-WFPF	(\$10,000.00)
<hr/>	
Net cost to Whatcom County after reimbursement	\$243,500.00

Request Summary

This request is consistent with Resolution 2020-002, which authorizes the PDR Program Administrator and County Executive to enter into a purchase and sale agreement for the agricultural conservation easement on this property. The conservation easement will be completed and recorded by October 2020.

This request is to use Conservation Futures Funds. As of June 11, 2020, the Conservation Futures Fund balance is \$4,991,263.82.

Please contact Becky Snijder van Wissenkerke, PDR Program Administrator, at (360)778-5956 with any questions or concerns.

Supplemental Budget Request

Planning & Development Services

Planning

Suppl ID # 3070 Fund 175 Cost Center 17550 Originator: Becky Snijder van Wissenkerke

Year 1 2019 Add'l FTE

Priority 1

Name of Request: McLeod Agricultural Conservation Easement

<p>X </p>	<p>6-18-2020</p>
<p>Department Head Signature (Required on Hard Copy Submission)</p>	<p>Date</p>

Costs:	Object	Object Description	Amount Requested
	4334.0273	Farmland Preservation	(\$175,000)
	4367.1000	Donations	(\$10,000)
	6610	Contractual Services	\$20,000
	7320	Land	\$408,500
	Request Total		\$243,500

1a. Description of request:

The proposed budget amendment is to cover all associated costs for completion of an agricultural conservation easement on the McLeod property. This includes easement cost, easement monitoring and enforcement fees, baseline documentation, and escrow and closing costs.

1b. Primary customers:

The community at large benefits from the Purchase of Development Rights (PDR) program due to the permanent protection of the land for agricultural purposes. This area will never be developed with additional housing and will stay in low-service cost status in perpetuity. Multiple benefits to agriculture, wildlife, and water quality are among the benefits for the community.

2. Problem to be solved:

The focus of the Purchase of Development Rights Program is to permanently protect agricultural and forestry lands from conversion to non-working land uses. This property contains productive agricultural soils, is adjacent to other working farmland and has been recommended for protection by the Purchase of Development Rights Oversight Committee and approved for purchase by County Council.

3a. Options / Advantages:

The Purchase of Development Rights Oversight Committee considers the PDR program to be an integral component of an overall working lands protection strategy. The Growth Management Act requires the protection of resource lands. This is one of several efforts the County is making to comply with the state requirement. Zoning and Open Space Taxation are other programs currently employed by Whatcom County to protect agricultural and forestry lands. PDR easements are valuable partly because they are the only action currently available for the County to achieve permanent protection on agricultural and forestry lands.

3b. Cost savings:

Savings are difficult to quantify. Studies indicate that resource lands are the lowest cost properties for community services. Other savings are based on the benefits of not converting the property to some more intensive use. Water quality degradation, excessive stormwater runoff, and increased costs for roads and other service provisions are eliminated when conservation easements establish a permanent working land development pattern in a given area. Maintaining a critical mass of viable working lands helps support the economy. For this specific easement the Washington State Recreation and Conservation Office (RCO) have provided \$175,000.00 in matching grant funds and the Whatcom Community Foundation Farmland Preservation Fund are granting \$10,000.00 reducing the amount coming from the Conservation Futures Fund.

Supplemental Budget Request

Planning & Development Services

Planning

Suppl ID # 3070 Fund 175 Cost Center 17550 Originator: Becky Snijder van Wissenkerke

4a. Outcomes:

This easement will result in the permanent protection of 17.59 acres of agricultural land and associated ecosystems.

4b. Measures:

The easement on this property will be purchased with assistance from a title company through a typical closing process. The successful closing of the easement purchase marks the outcome of this specific request. Annual monitoring reports are supplied by the Whatcom Land Trust for each completed conservation easement.

5a. Other Departments/Agencies:

This is a joint project which involves the Whatcom Land Trust (on-going monitoring/enforcement responsibilities) and Whatcom County – PDR program administration/funding.

5b. Name the person in charge of implementation and what they are responsible for:

The Whatcom Land Trust will be responsible for the long-term monitoring under the terms of the conditions in the conservation easement and based on the contract that they have with Whatcom County. Alex Jeffers is the Conservation Manager.

6. Funding Source:

Conservation Futures Fund (as requested).

The total coming out of Conservation Futures to make the purchase will be \$428,500.00, though the Washington State Recreation and Conservation Office (RCO) will reimburse Whatcom County for a total of \$175,000 towards this transaction and the Whatcom Community Foundation- Whatcom Farmland Preservation Fund (WCF-WFPF) will reimburse a total of \$10,000. The net expenditure from Conservation Futures after reimbursement will be \$243,500.00. This transaction will have no effect on the General Fund.

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Mark Personius, AICP
Director

Memorandum

TO: Honorable Whatcom County Councilmembers
Honorable Satpal Sidhu, Whatcom County Executive

THROUGH: Mark Personius, PDS Director *MP*

FROM: Becky Snijder van Wissenkerke, PDR Program Administrator

DATE: June 11, 2020

SUBJECT: Supplemental Budget Request to complete agricultural conservation easement acquisition for PDR applicant TeVelde

Introduction

The Whatcom County Purchase of Development Rights (PDR) Program was initiated in September of 2001. The program has successfully purchased 158 development rights on 1,372 acres through 26 conservation easements.

The Purchase of Development Rights Oversight Committee has recommended purchase of an agricultural conservation easement on the TeVelde property. On January 14, 2020, Whatcom County Council approved the PDR Program Administrator and County Executive to proceed with the acquisition of this easement through Resolution 2020-002. This supplemental budget request includes all costs associated with closing of this agricultural conservation easement, including easement cost, easement monitoring fees, survey cost, baseline documentation fees, and associated closing costs. This request will support completion of the PDR process on this property.

Background and Purpose

Completion of the TeVelde agricultural conservation easement will remove one development right and add an additional 19.6 acres to the total protected acreage in Whatcom County. Whatcom Land Trust has developed a baseline condition report for the easement area and will be the legally responsible party to monitor and enforce terms of the conservation easement.

The TeVelde conservation easement was selected to receive matching funds through the Washington State Recreation and Conservation Office (RCO) Washington Wildlife and Recreation Program (WWRP). These funds represent 55% of the actual easement cost.

This request is to use Conservation Futures Funds. As of June 11, 2020, the Conservation Futures Fund balance is \$4,991,263.82.

This transaction must be completed within one year of the appraisal report dated November 11, 2019, or an updated appraisal and review will be necessary. This would add approximately \$4,000 in costs and additional staff time to complete the project.

TeVelde - PDR Supplemental Budget Request

TeVelde Agricultural Conservation Easement	\$75,000.00
- Easement monitoring and enforcement	\$12,000.00
- Survey	\$1,500.00
- Background Documents preparation	\$2,000.00
- Escrow and closing costs	\$6,500.00
<hr/>	
Subtotal	\$97,000.00
- Reimbursement from WA RCO	(\$41,000.00)
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Net cost to Whatcom County after reimbursement	\$56,000.00

Request Summary

This request is consistent with Resolution 2020-002, which authorizes the PDR Program Administrator and County Executive to enter into a purchase and sale agreement for the agricultural conservation easement on this property. The conservation easement will be completed and recorded by November 2020.

This request is to use Conservation Futures Funds. As of June 11, 2020, the Conservation Futures Fund balance is \$4,991,263.82.

Please contact Becky Snijder van Wissenkerke, PDR Program Administrator, at (360)778-5956 with any questions or concerns.

Supplemental Budget Request

Planning & Development Services

Administration

Suppl ID # 3072 Fund 175 Cost Center 17550 Originator: Becky Snijder van Wissenkerke

Year 1 2019

Add'l FTE

Priority

Name of Request: TeVelde Agricultural Conservation Easement

<p>X </p>	<p>6-18-2020</p>
<p>Department Head Signature (Required on Hard Copy Submission)</p>	<p>Date</p>

Costs:	Object	Object Description	Amount Requested
	4334.0273	Farmland Preservation	(\$41,000)
	6610	Contractual Services	\$12,000
	7320	Land	\$85,000
	Request Total		\$56,000

1a. Description of request:

The proposed budget amendment is to cover all associated costs for completion of an agricultural conservation easement on the TeVelde property. This includes easement cost, easement monitoring and enforcement fees, survey cost, baseline documentation, and escrow and closing costs.

1b. Primary customers:

The community at large benefits from the Purchase of Development Rights (PDR) program due to the permanent protection of the land for agricultural purposes. This area will never be developed with additional housing and will stay in low-service cost status in perpetuity. Multiple benefits to agriculture, wildlife, and water quality are among the benefits for the community.

2. Problem to be solved:

The focus of the Purchase of Development Rights Program is to permanently protect agricultural and forestry lands from conversion to non-working land uses. This property contains productive agricultural soils, is adjacent to other working farmland and has been recommended for protection by the Purchase of Development Rights Oversight Committee and approved for purchase by County Council.

3a. Options / Advantages:

The Purchase of Development Rights Oversight Committee considers the PDR program to be an integral component of an overall working lands protection strategy. The Growth Management Act requires the protection of resource lands. This is one of several efforts the County is making to comply with the state requirement. Zoning and Open Space Taxation are other programs currently employed by Whatcom County to protect agricultural and forestry lands. PDR easements are valuable partly because they are the only action currently available for the County to achieve permanent protection on agricultural and forestry lands.

3b. Cost savings:

Savings are difficult to quantify. Studies indicate that resource lands are the lowest cost properties for community services. Other savings are based on the benefits of not converting the property to some more intensive use. Water quality degradation, excessive stormwater runoff, and increased costs for roads and other service provisions are eliminated when conservation easements establish a permanent working land development pattern in a given area. Maintaining a critical mass of viable working lands helps support the economy. For this specific easement the Washington State Recreation and Conservation Office (RCO) have provided \$41,000.00 in matching grant funds reducing the amount coming from the Conservation Futures Fund.

4a. Outcomes:

This easement will result in the permanent protection of 19.6 acres of agricultural land and associated

Supplemental Budget Request

Planning & Development Services

Administration

Suppl ID # 3072

Fund 175

Cost Center 17550

Originator: Becky Snijder van Wissenkerke

ecosystems.

4b. Measures:

The easement on this property will be purchased with assistance from a title company through a typical closing process. The successful closing of the easement purchase marks the outcome of this specific request. Annual monitoring reports are supplied by the Whatcom Land Trust for each completed conservation easement.

5a. Other Departments/Agencies:

This is a joint project which involves the Whatcom Land Trust (on-going monitoring/enforcement responsibilities) and Whatcom County – PDR program administration/funding.

5b. Name the person in charge of implementation and what they are responsible for:

The Whatcom Land Trust will be responsible for the long-term monitoring under the terms of the conditions in the conservation easement and based on the contract that they have with Whatcom County. Alex Jeffers is the Conservation Manager.

6. Funding Source:

Conservation Futures Fund (as requested).

The total coming out of Conservation Futures to make the purchase will be \$97,000.00, though the Washington State Recreation and Conservation Office (RCO) will reimburse Whatcom County for a total of \$41,000 towards this transaction. The net expenditure from the Conservation Futures Fund after reimbursement will be \$56,000.00. This will have no effect on the General Fund

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Mark Personius, AICP
Director

Memorandum

TO: Honorable Whatcom County Councilmembers
Honorable Satpal Sidhu, Whatcom County Executive

THROUGH: Mark Personius, PDS Director *MP*

FROM: Becky Snijder van Wissenkerke, PDR Program Administrator

DATE: June 11, 2020

SUBJECT: Supplemental Budget Request to complete agricultural conservation easement acquisition for PDR applicant Roper

Introduction

The Whatcom County Purchase of Development Rights (PDR) Program was initiated in September of 2001. The program has successfully purchased 158 development rights on 1,372 acres through 26 conservation easements.

The Purchase of Development Rights Oversight Committee has recommended purchase of an agricultural conservation easement on the Roper property. On January 14, 2020, Whatcom County Council approved the PDR Program Administrator and County Executive to proceed with the acquisition of this easement through Resolution 2020-002. This supplemental budget request includes all costs associated with closing of this agricultural conservation easement, including easement cost, easement monitoring fees, survey cost, baseline documentation fees, and associated closing costs. This request will support completion of the PDR process on this property.

Background and Purpose

Completion of the Roper agricultural conservation easement will remove four development rights and add an additional 26.75 acres to the total protected acreage in Whatcom County. Whatcom Land Trust has developed a baseline condition report for the easement area and will be the legally responsible party to monitor and enforce terms of the conservation easement.

The Roper conservation easement was selected to receive matching funds through the Washington State Recreation and Conservation Office (RCO) Washington Wildlife and Recreation Program (WWRP). These funds represent 50% of the actual easement cost.

This request is to use Conservation Futures Funds. As of June 11, 2020, the Conservation Futures Fund balance is \$4,991,263.82.

This transaction must be completed within one year of the appraisal report dated October 15, 2019, or an updated appraisal and review will be necessary. This would add approximately \$4,000 in costs and additional staff time to complete the project.

Roper - PDR Supplemental Budget Request

Roper Agricultural Conservation Easement	\$195,000.00
- Easement monitoring and enforcement	\$12,000.00
- Survey	\$2,000.00
- Background Documents preparation	\$2,000.00
- Escrow and closing costs	\$6,500.00

Subtotal	\$217,500.00
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- Reimbursement from WA RCO	(\$97,000.00)
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Net cost to Whatcom County after reimbursement	\$120,500.00
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Request Summary

This request is consistent with Resolution 2020-002, which authorizes the PDR Program Administrator and County Executive to enter into a purchase and sale agreement for the agricultural conservation easement on this property. The conservation easement will be completed and recorded by October 2020.

This request is to use Conservation Futures Funds. As of June 11, 2020, the Conservation Futures Fund balance is \$4,991,263.82.

Please contact Becky Snijder van Wissenkerke, PDR Program Administrator, at (360)778-5956 with any questions or concerns.

Supplemental Budget Request

Planning & Development Services

Planning

Suppl ID # 3071 Fund 175 Cost Center 17550 Originator: Becky Snijder van Wissenkerke

Year 1 2019

Add'l FTE

Priority 1

Name of Request: Roper Agricultural Conservation Easement

<p>X </p>	<p>6-18-2020</p>
<p>Department Head Signature (Required on Hard Copy Submission)</p>	<p>Date</p>

Costs:	Object	Object Description	Amount Requested
	4334.0273	Farmland Preservation	(\$97,000)
	6610	Contractual Services	\$12,000
	7320	Land	\$205,500
	Request Total		\$120,500

1a. Description of request:

The proposed budget amendment is to cover all associated costs for completion of an agricultural conservation easement on the Roper property. This includes easement cost, easement monitoring and enforcement fees, survey cost, baseline documentation, and escrow and closing costs.

1b. Primary customers:

The community at large benefits from the Purchase of Development Rights (PDR) program due to the permanent protection of the land for agricultural purposes. This area will never be developed with additional housing and will stay in low-service cost status in perpetuity. Multiple benefits to agriculture, wildlife, and water quality are among the benefits for the community.

2. Problem to be solved:

The focus of the Purchase of Development Rights Program is to permanently protect agricultural and forestry lands from conversion to non-working land uses. This property contains productive agricultural soils, is adjacent to other working farmland and has been recommended for protection by the Purchase of Development Rights Oversight Committee and approved for purchase by County Council.

3a. Options / Advantages:

The Purchase of Development Rights Oversight Committee considers the PDR program to be an integral component of an overall working lands protection strategy. The Growth Management Act requires the protection of resource lands. This is one of several efforts the County is making to comply with the state requirement. Zoning and Open Space Taxation are other programs currently employed by Whatcom County to protect agricultural and forestry lands. PDR easements are valuable partly because they are the only action currently available for the County to achieve permanent protection on agricultural and forestry lands.

3b. Cost savings:

Savings are difficult to quantify. Studies indicate that resource lands are the lowest cost properties for community services. Other savings are based on the benefits of not converting the property to some more intensive use. Water quality degradation, excessive stormwater runoff, and increased costs for roads and other service provisions are eliminated when conservation easements establish a permanent working land development pattern in a given area. Maintaining a critical mass of viable working lands helps support the economy. For this specific easement the Washington State Recreation and Conservation Office (RCO) have provided \$97,000.00 in matching grant funds reducing the amount coming from the Conservation Futures Fund.

4a. Outcomes:

This easement will result in the permanent protection of 26.75 acres of agricultural land and associated

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ecosystems.

4b. Measures:

The easement on this property will be purchased with assistance from a title company through a typical closing process. The successful closing of the easement purchase marks the outcome of this specific request. Annual monitoring reports are supplied by the Whatcom Land Trust for each completed conservation easement.

5a. Other Departments/Agencies:

This is a joint project which involves the Whatcom Land Trust (on-going monitoring/enforcement responsibilities) and Whatcom County – PDR program administration/funding.

5b. Name the person in charge of implementation and what they are responsible for:

The Whatcom Land Trust will be responsible for the long-term monitoring under the terms of the conditions in the conservation easement and based on the contract that they have with Whatcom County. Alex Jeffers is the Conservation Manager.

6. Funding Source:

Conservation Futures Fund (as requested).

The total coming out of Conservation Futures to make the purchase will be \$217,500.00, though the Washington State Recreation and Conservation Office (RCO) will reimburse Whatcom County for a combined total of \$97,000 towards this transaction. The net expenditure from Conservation Futures after reimbursement will be \$120,500.00. This transaction will have no effect on the General Fund.