



308 West Stewart Avenue  
P.O. Box 1057  
Puyallup, WA 98371  
www.pierced.org  
253.845.9770  
Toll Free: 866.845.9485

---

## **Official Minutes of the April 28, 2021, Pierce Conservation District Special Board Meeting – *Via Zoom*:**

### **Present:**

#### ***Supervisors:***

Jeanette Dorner, Chair  
Cindy Haverkamp, Vice Chair  
John Hopkins, Auditor  
Mark Mauren, Member  
Bill Schiller, Associate Supervisor  
Don Gourlie, Associate Supervisor  
Adam Reichenberger, Associate Supervisor  
Hannah Febach, Associate Supervisor

#### ***District Personnel:***

Selena Corwin, Sr. Finance & Administration Director  
Allan Warren, Communications & Development Director  
Mehgan Nishiyama, Administrative Assistant

**The April 28, 2021 meeting of the Pierce Conservation District was called to order at 5:03 PM. The meeting was held via Zoom video conference.**

### **Consent Agenda:**

- a) Approval on ILA with Tacoma Public Schools for our Environmental Education Program.
- b) Approval of vehicle purchase from the Washington State Department of Enterprise Services

**Please see Exhibit A:** <\\SERVER1\Shared Folders\Company\Board of Supervisors\Board Notes\2021\Attachments\4 April - Special Meeting\1 Board Memo - ILA with Tacoma Public Schools.pdf>

**Please see Exhibit B:** <\\SERVER1\Shared Folders\Company\Board of Supervisors\Board Notes\2021\Attachments\4 April - Special Meeting\1a Interlocal Agreement with Tacoma Public Schools - Pierce Conservation District - TSD-21-077 - unsigned.pdf>

**Please see Exhibit C:** <\\SERVER1\Shared Folders\Company\Board of Supervisors\Board Notes\2021\Attachments\4 April - Special Meeting\2 LeafMemo.pdf>

*Cindy moved to approve the consent agenda and John seconded the motion. The motion passed unanimously.*

### **Executive Search Firm – Search Committee Recommendation:**

Selena briefed the Board on the process that the search committee used for interviewing the two Executive Search Firms, Solid Ground Consulting and Valtas Group. They also reached out to references for each firm.

Solid Ground's references gave very positive feedback. They were hired by Nisqually Land Trust, whom Jeanette is now their sitting Executive Director. Brian Sullivan spoke highly of them and the committee was able to get feedback from another organization that hired Solid Ground, as well as the candidate who was eventually placed.

Valtas is currently working with King Conservation District. They spoke highly of their DEI approach to their search. Bill stated that due to their work with King CD, it may be in the District's best interest to not hire Valtas. John echoed that idea saying the risks involved, in their current situation, is not worth it.

Ultimately, the committee came to a unanimous decision on recommending hiring Solid Ground Consulting. It is noted that Jeanette Dorner did not participate in the recommendation to the Board and abstained from voting.

*John moved to uphold the search committee's recommendation of hiring Solid Ground Consulting for the District's Executive Director Search. Cindy seconded the motion. 3 yay's, 1 abstention. The motion passed.*

### **Purchase & Sale Agreement for Soler Farm Acquisition:**

Allan presented the Board with the purchase and sale agreement for the Soler Farm Acquisition.

After meeting with Maureen Soler, she told Allan that she is very excited and has been specifically waiting for the District to purchase the property. She wants the property to be conserved as a multi benefit property (water quality, salmon, etc.).

The appraisal came back higher than what was expected, but they were able to secure a 5% value donation from the Soler family. The price came to approximately \$894,000.

John asked to clarify if the 5% donation would be taken from the appraised amount? Allan answered yes. He also asked if we have a balance left from the Flood Control Zone District, could that amount go toward demolition or improvements or is this a flat acquisition? Allan

clarified that it was a flat acquisition. Mark mentioned that it might be possible to have the demolition of the house part of the closing cost. Allan mentioned that the Floodplains by Design money would be used for demolition. Allan spoke with the farmer on the land and asked which buildings he would like to keep that are essential for agricultural viability. He also asked which could be torn down, with the intent of doing a boundary line adjustment for the 13 acres that we would turn into habitat restoration and sell the 60 acres of ag land back to the farmer.

Hannah asked what the next step in this process would be if the Board approves the purchase and sale agreement. Allan clarified that prior to this meeting, the Board has approved an ILA with the Flood Control Zone District, tonight is about approving the actual purchase and sale agreement due to the size of this acquisition. Allan may have to come back to the Board when demolition starts on the property, but this should be the last piece of the acquisition.

**Please see Exhibit D:** <\\SERVER1\Shared Folders\Company\Board of Supervisors\Board Notes\2021\Attachments\4 April - Special Meeting\4 Soler Farm Acquisition Memo.pdf>

**Please see Exhibit E:** <\\SERVER1\Shared Folders\Company\Board of Supervisors\Board Notes\2021\Attachments\4 April - Special Meeting\4a Appraisal.pdf>

**Please see Exhibit F:** <\\SERVER1\Shared Folders\Company\Board of Supervisors\Board Notes\2021\Attachments\4 April - Special Meeting\4b Seller signed PSA-Soler Farm.pdf>

*Cindy moved to approve the Purchase and Sale Agreement to acquire the Soler Farm as presented. John seconded the motion. The motion passed unanimously.*

### **Open Comments:**

Jeanette spoke about the site tour of the DeGoede Farm and South Prairie Creek Preserve. Attendees included some Board members, District staff, Congresswoman Schrier, and state legislators. Allan was able to show legislators the work that they approve funding for.

**There being no further business, the Pierce Conservation District Board Meeting was adjourned at 5:32 PM.**

### **Other Business:**

No other business was conducted.

### **SUMMARY OF MOTIONS:**

- 1. Cindy moved to approve the consent agenda and John seconded the motion. The motion passed unanimously.*

