



Date: August 30, 2007
To: Habitat Advisory Group (HAG)
From: Tom Martin
Subject: HAG Meeting Summary for May 10, 2007 - 10:00 AM

Attendees:

Members attending:		
Brian Peck, USFWS	Hal Beecher, WDFW	Tom Martin, Tacoma Power
Lee Grose, Lewis County Commissioner		
Others attending:		
Mark LaRiviere, Tacoma Power	Larry Unzelman, Lewis County	Mary Williams, Tacoma Power
Marsha Johnson, Tacoma Power	Bill Van der Hoeft, Lewis County	
Members absent:		
Bart Madison, Conservation Groups		

Summary

The Habitat Advisory Group (HAG) meeting was held at the Lewis County Public Works' Office in Chehalis, Washington.

The meeting summary from the January 25, 2006 meeting was approved without any changes.

Tom noted that a replacement for Ted Lyons, Maureen Barnes, has been hired and will start on June 4, 2007.

Mary passed out the latest property information spreadsheet. A review of the active properties was done. Mary will send out an updated property information spreadsheet with information and decisions from this meeting.

A copy of the signed option for the Ross property was distributed. Marsha indicated that the ordering of appraisals, etc. will have to wait until Maureen is on board. Mark brought up the property owned by WDFW that is next to the Ross property. He said Chuck Leidy of WDFW was

sending him information. Hal Beecher asked about possible benefits to purchasing this property. Hal was noted that just keeping squatters off of the property would have some benefit. Hal noted that WDFW originally bought the property for fishing access, but it did not work out for them.

Jenkins' property – Tom related his conversation with Bob Jenkins, who owns this property along with his father Meryl. Tom said that Bob indicated that he wanted to sell the property to Tacoma Power. Tom told him that the purchase price would be based on a property appraisal which would be covered in the option to purchase the property. Tom advised him that it would be sometime in June before an option would be prepared. Note: Meryl Jenkins, the father, stopped in at Tacoma Power's office on May 24, 2007 to talk with someone about purchasing his property. Mary Williams advised him of the process.

Hadaller Smith LLC property – Tom reviewed his discussion with Dennis Hadaller about the HAG's decision not to pursue purchase of this property.

Freeland property – The status was reviewed. It was agreed that contact with Dana Freeland needed to be made by Bill to find out what, if anything, in the way of an easement, etc., that she would be willing to consider. Note that the only contact so far has been with Dana's husband.

Thompson property – This property is adjacent to the Freeland property. It is noted that Mr. Thompson is Dana Freeland's father. He is willing to sell the property, but is concerned about the signing a purchase option without legal review. It was discussed, pending concurrence by Tacoma Power's legal staff that an offer would be made to pay Mr. Thompson up to \$750 to hire an attorney to review the option before signing. The letter with this offer and a option are being prepared.

Mullins property – The problem of subdividing this property so that Mr. Mullins could continue to reside in his home was discussed. The idea of offering Mr. Mullins a life estate was discussed. This idea will be presented to him by Bill. Mark confirmed that this is desirable property from the point of view of habitat.

Larry reviewed four properties that he found on the MLS site. It was agreed to add these three properties to the list. Two of the properties that were on Howe Road merited a site visit by Mark. The property on Greenwater Drive just below Blue Creek was noted and will be put on the inactive list.

Sluyter property – This is next to the Mullins' property. Bill thought Mr. Sluyter would be open to a discussion about a conservation easement. Bill wanted to get an example of such an easement to enable him to discuss same with Mr. Sluyter.

Green Crow Timber property – This is downstream from and next to the Hadaller-Smith LLC property. It was agreed to have Maureen contact Green Crow to see if they had any interest in selling a conservation easement on their property.

Gravel augmentation and large woody debris – Tom and Mark updated the group on the status of the large woody debris (LSD). It was noted that the USFS is standing buy to haul LWD from Riffe Lake when it is decked. LCFEG has been provided about nine loads of LWD from Lake Mayfield. They would like to get more LWD but, at present, they have neither funds nor place at which to

deck it. Tom noted that this year's supply of gravel will be pushed out into the river below Barrier Dam in August.

Grants – Mark noted that LCFEG was going to ask for a grant from the HAG. It was hoped that it would be available for this meeting, but it had not yet been received. It will be forwarded to the group. Brian requested that Tacoma Power reserve 20 to 24 pieces of LWD for LCFEG. Mark said he would talk to the manager of the Cowlitz River Project about doing that.

Action Items

Action items or tasks from this meeting are as follows:

Update property information spreadsheet and distribute to the HAG members – Mary and Tom

Follow-up with the Jenkins relative to signing an option on this property – Tom

Contact Dana Freeland to ascertain her interest in selling a conservation easement on her property – Bill

Prepare purchase option and letter agreement for legal assistance (up to \$750) for Mr. Thompson – Maureen and Mary

Contact Mr. Mullins about the possibility of doing a life estate on his home as opposed to subdividing his property - Bill

Add the four new properties for which Larry found the MLS listings to the spreadsheet – Mary

Prepare option to purchase conservation easement on Sluyter property and provide to Bill for his discussion with Mr. Sluyter – Mary and Maureen

Contact Green Crow Timber about the possibility in selling a conservation easement on their property next to the Hadaller-Smith LLC property – Maureen

Contact Dean about the possibility of reserving about two pieces of LWD for LCFEG – Mark

Still pending from the January meeting:

Arrange for a representative of Columbia Land Trust attend the next meeting – Lee

Next Meeting

The next meeting was scheduled for August 28, 2007 at 10:00 AM at the USGS office in Lacey.

cc: P. McCarty
D. Young
M. LaRiviere
Maureen Barnes
Mary Williams
Larry Unzelman