

KING CONSERVATION DISTRICT

Board of Supervisors

Meeting Minutes

August 3, 2017

1 **Supervisors Present: (all by phone)** Dick Ryon – Chair, Burr Mosby- Vice Chair, Bill Knutsen –  
2 Auditor, Jim Haack

3 **Associate Supervisors Present:** Nancy Tosta

4 **Guests Present:** Eric Frimodt, District legal counsel

5 **Staff Present:** Bea Covington, Brandy Reed,

6 **NRCS Staff Present:** None

7 The meeting was called to order at 10:06 a.m. by Dick Ryon, and introductions were made. The  
8 Board considered moving into Executive Session, but concluded that none was necessary.

9 At 10:07 a.m. Bill Knutsen moved and Burr Mosby seconded a motion to accept the agenda. The  
10 motion passed unanimously. (4 ayes, 0 nays).

11 At 10:08 a.m. Chair Ryon asked for public comment. Seeing none, the public comment period  
12 was closed at 10: 09 a.m.

13 The Board went on to discuss the request presented by Centercal Properties LLC that KCD grant  
14 a permanent easement for ingress/egress/utility and temporary construction on the portion of the  
15 Totem Lake property that is currently contained within the boundaries of an existing road as  
16 depicted in the materials provided by Centercal and Centercal's offer of \$20,000.00 for that  
17 easement.

18 Legal counsel Eric Frimodt stated that it was his opinion that granting such an easement would not  
19 trigger any of the revisionary provisions in KCD's deed because there was no change of ownership  
20 or change of use as the easement area was already located within an existing road. Attorney  
21 Frimodt also discussed the valuation issues and indicated that he thought the \$20,000 offer for the  
22 easement was fair and reasonable.

23 At 10:24 a.m. Bill Knutsen moved, and Burr Mosby seconded that the Board accept Centercal's  
24 offer of \$20,000.00 in exchange for the granting of a permanent easement in accordance with the  
25 proposed easement which had been reviewed and revised by KCD's legal counsel.

26 The motion was accepted unanimously. (4 ayes, 0 nays).

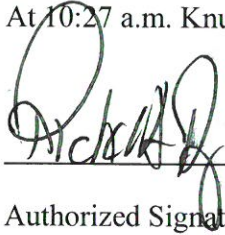
27 At 10:26 a.m. Bill Knutsen moved and Burr Mosby seconded that the Board authorize Bea  
28 Covington, Executive Director and Eric Frimodt, Legal Counsel to move forward with completing  
29 the transaction and that Bea Covington, Executive Director, be authorized to sign associated  
30 contracts and easement documents.

31 The motion was accepted unanimously (4 ayes, 0 nays).

32 At 10:27 a.m. Knutsen moved, and Mosby seconded a motion to adjourn the meeting.

33

34



Authorized Signature



Date

36

37

**Summary of Motions**

38 **Knutsen moved; Mosby seconded passed unanimously a motion to approve the agenda,**  
39 **including potential litigation related to real estate transaction (4 ayes, 0 nays)**

40 **Knutsen moved; Mosby seconded passed unanimously a motion to accept the offer of**  
41 **\$20,000 put forward by Centercal LLC in exchange for easement rights. (4 ayes, 0 nays)**

42 **Knutsen moved; Mosby seconded passed unanimously a motion to authorize Bea**  
43 **Covington and Eric Frimodt to finalize and sign documents associated with the offer put**  
44 **forward by Centercal LLC. (4 ayes, 0 nays)**

45 **Knutsen moved; Mosby seconded passed unanimously a motion to adjourn the meeting at**  
46 **10:27 a.m. (4 ayes, 0 nays)**

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