



**Attachment I -
COSAC IV MEETING MINUTES
CITY COUNCIL CHAMBERS
February 24, 2015**

Open Session
Regular Meeting

I. ROLL CALL- Board chair Meg Ryan called the regular meeting of the COSAC Board to order at approximately 8:30 a.m. at the Marsac Municipal Building on Tuesday, February 24, 2015.

- Members in attendance were Wendy Fisher, Cara Goodman, Carolyn Frankenburg, Kathy Kahn, Erin Bragg, Bill Cunningham, Judy Hanley, Tyler Dustman, Jim Doilney, Cheryl Fox, Rhonda Sideris, Steve Joyce, Suzanne Sheridan, Bronson Calder, Meg Ryan, Jan Wilking, and City Council Liaison Andy Beerman.
- Staff members present were Heinrich Dieters, Open Space & Trails Manager; Mark Harrington, City Attorney; and Elizabeth Quinn Fregulia, Community Affairs Associate (tardy: entered at Minute 4).
- Absent: Charlie Sturgis

II. ADOPTION OF MINUTES OF OCTOBER 28TH, 2014.

1. Motion: Chari Ryan moved approval of the minutes; Rhonda Sederis seconded. Steve Joyce abstained as he was not present at the last meeting.

Vote: Motion Carried.

III. STAFF & BOARD COMMUNICATIONS

2. Staff Member Deters presented a staff update:
 - Renae Rezac, former COSAC recorder, retired. She is very happy in her retirement.
 - Elizabeth Quinn Fregulia, Community Affairs Associate is taking her place. She was running late (for which she felt very bad and later apologized).
 - Tonight there is a Mountain Accord meeting: Q&A. Councilman Beerman requested that everyone attend. He explained the format of the evening, and mentioned that Mountain Accord includes a great deal of land preservation, including land swaps.
 - Staff Member Deters mentioned that he, as well as Members Fox and Fisher, involved in the Mountain Accord process.
 - Councilman Beerman reminded the board that they can familiarize themselves with associated documents, including the Mountain Accord 10-page blueprint, which contains the individual reports of the various systems groups. This is available at mountainaccord.com.
 - Staff Member Deters let everyone know that Staff Member Fregulia will be sending the meeting appointments moving forward. Deters asked everyone to make sure we have the correct email address.
3. Chair Ryan asked if any members of the public had comments. Receiving none, the meeting moved on to New Business.

IV. NEW BUSINESS

4. Chair Ryan welcomed new BOSAC chair Tyler Dustman. Dustman said that he was happy to be at the meeting, and gave a brief introduction. He is a commercial real estate appraiser with Cushman and Wakefield, with an office in Kimball Junction. Most of his clients are banks, but he also works with municipalities and developers. He can appraise essentially any property that is not a home. Experience with open space, vacant lots, dude ranches, resort properties, etc. Licensed in Idaho, Wyoming, Utah, and has worked throughout Mountain West.

As everyone knows, BOSAC has \$15M from the bond that passed. Also have additional \$5M from sale of county-owned parcel at The Canyons, so in total have approximately \$20M for acquisition. When they were lobbying for the bond, a big part of the group's message was their ability to leverage through collaborations. Of course, COSAC is a key part of this collaborative network. Dustman is looking forward to continuing this and especially working on some common goals and specific parcels. BOSAC has just finalized their acquisition criteria and presented it to their council, which they will vote on soon.

Dustman is also reviewing the COSAC acquisition matrix; there is crossover between the two documents. He will speak to this at the next meeting. He has a laundry list of suggestions, but not ready for presenting it.

The county's interactive overlays map is also a good tool. It shows just how little open space is left to acquire. Dustman said they have not yet made any property acquisition recommendations. They have gone through a loose selection process in order to understand what a good bond amount would be, and a lot of these properties remain on the list. It is just a matter of fine-tuning and prioritizing some of these.

Council Liaison Beerman also welcomed Dustman. Beerman will also go to council this week or next to see Member Jan Wilking can remain on the board in some capacity—perhaps through an alternate slot. Councilman Beerman reiterated that the group appreciates Member Wilking's involvement over the years and hopes that he can stay on.

IV. ELECTION OF NEW CHAIR & VICE CHAIR

5. Chair Ryan will be stepping down. Member Hanley would like to be chair. Chair Ryan asked whether the board should elect a new chair, or whether Member Hanley should move into the chair's seat and the group elect a vice-chair. No other members have expressed interest in being chair.

Member Hanley would like to nominate Member Suzanne Sheridan, but there is a question of whether Member Sheridan can serve in this capacity since she is not at-large. City Attorney Mark Harrington said that he would not recommend that either of the land group liaisons be in leadership positions. Member Steve Joyce expressed interest but was unsure of whether he could serve, as he is on the planning commission.

Motion: Chair Ryan nominated Member Hanley as chair; Suzanne Sheridan seconded.
(17:25)

Vote: Motion carried.

{Member Hanley will take chairmanship as of next meeting.}

Motion: The motion to nominate Member Joyce as vice-chair was suspended until City Attorney Harrington was able to verify that this is allowed.

IV. OLD BUSINESS (EVENTS THAT OCCURRED SINCE LAST MEETING)

1. BOSAC bond was passed November 4th.

2. Second payment on Stone Ridge parcel on November 14th. So the city officially took over this property.
3. The Gambel Oak Easement was officially finalized on December 12th.
4. Closed on Clark Ranch on December 17th.
5. Currently going through the RFP process of selecting someone for Clark Ranch.

IV. GAMBEL OAK EASEMENT

6. The Gambel Oak Easement was officially finalized on December 12th (This had been in the works since 2009.) Kate Sattlemeyer, in-house council (not present) was instrumental in this process. Staff member Deters put signed document in report. But the most important elements were the biking, restrooms, trailhead parking.
7. Member Cheryl Fox asked if anyone had questions. She mentioned that they did add bikes (Exhibit C, #1); additional parking if needed on site (Exhibit C, #5). Cleaned up the comment regarding owner and grantor.
8. One issue: motorized vehicles for gatherings (such as a DJ for a wedding): Decided no. Pack everything in and pack everything out. Portable toilets will not be included on easement property, but possibly adjacent land.
9. Summit Lands also deserve credit for fund-raising. Stewardship for property needed to be \$111,000. City only had to contribute half because other half was contributed by private donors.
10. Member Fox reiterated again that she appreciated everyone's comments on the document, to make sure they really knew how they wanted the property to be used.
11. Member Fox explained the stewardship price again. With regard to the stewardship amount: \$111,000 will be set aside in perpetuity in a permanently restricted account. Conventional wisdom used to be that an organization could count on 3 percent for operational costs. But this has been revised to 2 percent. This money pays for the review of property, meeting with landowners, software, hardware, other hard and soft costs. Their official policy is to host at least one official monitoring visit a year, but in practice they end up on a property more than once. They do not rely on volunteers as much as they do their own staff, simply because staff members are more efficient and professional.
12. It was mentioned that there was some recent tagging of rocks in Round Valley. Staff member Deters said that even though only of open space is protected by easement, the public should call him with these concerns.
13. Councilman Beerman thanked Members Fox and Joyce for all of their work, and also for raising the funding because the \$55,000 that they saved the city can be put toward more open space.

IV. CLARK RANCH

14. Staff Member Deters wanted to give an update of next steps: Closed on the property in late December. This process was different than past land acquisitions, in that they decided to do baseline and scientific work before assigning the easement. Also considered whether the city would need certain portions of the land for essential city services. Anticipate awarding RFP in next three weeks. Selected land trust will then start baseline work, but this is difficult to do in the winter. Can start pulling background information.

We will use this information to go through the matrices (acquisition and preservation) to recommend to council what the primary uses should be (what will the easement preserve, protect, allow?) Will collect data over the summer, then present final recommendations to council in September. Want to understand exactly what is happening on the property itself.

There was a question whether the city bought a portion of the land not with open-space funds? Staff Member Deters responded that they used the resort sales tax as a funding

mechanism. Staff Member Deters said that the city is examining the parcel right now to determine best future uses, whether they be housing, transit, snow storage, etc. Do not want to encumber land via a perpetual easement before they have done the analysis. Want to do this in a public, transparent way. If something were to happen that needed to be a transfer of funds back to replenish the open space fund, council would make the decision and would transfer funds from the appropriate earmark to the other.

Next Steps: determining the best uses via the baseline information and City service's needs. Want to make sure the selected land trust can provide the most important information, in terms of what is happening on the property, before moving forward with determination of uses.

IV. ELECTION OF VICE CHAIR (REVISITED)

City Attorney Harrington confirmed that Member Joyce can indeed run for vice chair.

15. Motion: Chair Ryan made a motion to elect Member Joyce as Vice Chair; Member Cunningham seconded
Vote: The motion carried.

16. Motion to close for property: Chair Ryan moved to adjourn the meeting and open closed session; Jim Doilney seconded
Vote: The motion carried.

17. Public Meeting Now Closed. Motion to open: Chair Ryan moved to open the meeting; Suzanne Sheridan seconded.

V. ADJOURNMENT OF MEETING

Prepared by
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