

**COSAC IV Meeting Minutes
City Council Chambers
May 21, 2013, 8:30 a.m.**

COSAC members in attendance: Charlie Sturgis, Cheryl Fox, Wendy Fisher, Suzanne Sheridan, Kathy Kahn, Tim Henney, Cara Goodman, Meg Ryan, Jim Doilney (by phone), Judy Hanley

Public (alternates) Jeff Ward, Brooke Hontz, Bill Cunningham, Carolyn Frankenburg

Excused: Rhonda Sideris, Jan Wilking

Staff: Heinrich Deters, Mark Harrington, ReNae Rezac

CALL TO ORDER

Chair Ryan called the meeting to order.

PUBLIC COMMUNICATIONS

Chair Ryan called for public input for any items not on the agenda. There was none.

ADOPTIONS OF MAY 7, 2013 MINUTES

Motion: Committee member Kahn moved approval of the May 7 minutes as written; Vice Chair Henney seconded the motion.

Vote: The motion carried.

STAFF AND COMMITTEE DISCLOSURES/COMMENTS

Chair Ryan reminded the group to submit their disclosure affidavits if they have not already done so. She also mentioned in follow up the electronic meeting resolution needs to be finalized.

REGULAR AGENDA

Criteria Discussion

Recommendation: Review and adopt established criteria matrix provided to evaluate recommended acquisition of parcels. List includes criteria, which denotes the purpose of intent of acquisition, as well as the possible values, traits, desired uses and funding associated with each recommendation.

Heinrich led the discussion and asked for feedback on the following questions:

1. Does the Committee wish to utilize the previous COSAC 'level approach'
2. Does the Committee wish to move to a different 'categorical silo' criteria approach format, utilizing much of the previous verbiage and values?

He outlined the information in the criteria matrix in the packet. Tier 1 addresses purpose; tier 2 addresses values and intent. There are four categories: recreational, aesthetics, critical conservation, and community character. In the past, the criterion was reactive. This group supports a planning approach to the criteria. He asked for feedback from the committee on the matrix.

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The Committee supports keeping criteria broad to avoid limiting the group's purchasing philosophy. Chair Ryan mentioned COSAC should be aware not to use open space money to purchase open space the City could acquire through regulatory authority. City Attorney Harrington advised the group to steer clear of the regulatory aspect.

Committee member Fox recommends utilizing filters in determining whether a parcel is appropriate for conserving. She feels it is beneficial that each parcel for potential purchase be evaluated individually.

Committee member Sheridan suggested choosing an open space parcel that was acquired in the past and seeing if it measures up to the criteria in the matrix. The Committee chose to use the Armstrong property.

Meets criteria	Does not meet criteria
Aesthetics	Recreation
Community character	
Critical conservation	

City Attorney Harrington recommended adding criteria that addresses stopping additional density or buffering development. The committee agreed the word "primary" should be deleted under Tier 2, Critical Conservation. Brooke Hontz noted that sometimes recreation values can be in opposition to critical conservation values. Then, it is the committee's task to prioritize which value is higher in each specific case. After discussion, the consensus was use of the words "primary purposes" could be part of the tools section and may not be advisable to be used in the criteria. Heinrich said he would format the next iteration of criteria using bullet points.

Heinrich summarized the group's discussion about wildlife corridors/studies. He stated due diligence relating to a wildlife study can take more time than COSAC has and would prevent them from making timely recommendations. Vice chair Henney suggested the wording, "COSAC has determined that this parcel could potentially have primary value for conservation and wildlife habitat". The value level would be considered at the Council level.

The category, *Other Considerations* will be discussed at the next meeting. Other people's money (OPM), County connections, and City Council goals and priorities will be added to this category.

In the funding category, City Attorney Harrington recommended adding the verbiage: "Opportunities to leverage additional partners or funding sources may increase priority of acquisition". Chair Ryan suggested including the following language from the *original* criteria to the *current* criteria funding category: "Do the acquisitions leverage public monies, provide significant benefits compared to the costs incurred, and/or involve donations of private lands to the public?"

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Chair Ryan recommended continuing the conservation easement to the next meeting due to time.

At the request of Vice chair Henney, Mr. Harrington and Committee member Fisher provided a background for the Armstrong land purchase. Mr. Harrington said sometimes the price is hard to take, but that is where there is the opportunity to really affect the community. Ms. Fisher said the value of good will cannot be over emphasized.

It was agreed an updated draft of the values matrix would be included in the next packet, along with a "tools" bracket.

Chair Ryan summarized discussion items for the next meeting.

- Review the updated matrix draft, including OPM and how the criteria matches City Council's goals;
- Conservation easement discussion;
- Electronic meeting procedures; and,
- Status of disclosure agreements.

Council member Beerman recommended including the City Council staff report and minutes relating to the re-establishment of COSAC in the next packet for background purposes.

The next meeting is June 4.

The meeting adjourned at 10:02 a.m.