

**CITIZENS ADVISORY COMMITTEE (“CAC”)
to the
Comal County
Regional Habitat Conservation Plan (“RHCP”)**

NOTICE OF OPEN MEETING

A meeting of the CAC to the Comal County RHCP was held as follows:

WHEN: May 5, 2008

TIME: 10:00 a.m.

**WHERE: Comal County Courthouse, Commissioners Court Board Room
199 Main Plaza, New Braunfels, Texas 78130**

In Attendance

CAC Members

- Travis Wuest
- Ben Appleby
- Alan Stahlman
- Jensie Madden
- Jack Ohlrich
- Cathy Talcott
- David Welsch
- Judy Myers
- Carroll Lindeman
- Roy Linnartz
- Terry Turney

Consultants

- Alan Glen, Melinda Taylor, Rebecca Hays (Smith|Robertson)
- Gary Galbraith, Clover Clammons (SWCA)
- Mike Weaver, Paula Gruber (Prime Strategies)
- Jon Hockynos, Travis James (TXP)

County Personnel

- Jennifer Tharp
- Tom Hornseth
- Commissioner Milikin

1. Call to Order. CAC Chair Travis Wuest called the meeting to order.
2. Approve Minutes from April 7, 2008 CAC Meeting. The minutes were unanimously approved, as amended to reflect that Cathy Talcott was present at the April CAC meeting.
3. Citizens' Comments. There were no citizens' comments.

4. Introduction of RHCP Economist Team. Jon Hockynos introduced the economist team. David Welsch and Jack Ohlrich asked the nature of the economists' employment with Comal County. Mike Weaver stated that the economist team was contracted by the County to assist with the RHCP.
5. Receive Presentation Regarding Comments Received on Website and Receive Further Comments. Cathy Talcott was concerned with a sentence in the last paragraph on the second page of the website regarding the RHCP's treatment of aquatic species. That sentence will be omitted from the website.
6. Receive Presentation Regarding Private Donation of Preserve Land and Availability of Tax Credits. (Smith|Robertson) Melinda Taylor gave a presentation regarding private donation of preserve land and the potential availability of tax credits. Ms. Taylor indicated that such a donation may qualify as a charitable donation for the donee under Federal income tax purposes, but that in order for the County to be able to obtain mitigation credits for that donation, it is likely that the U.S. Fish and Wildlife Service must be convinced that there will be additional conservation measures. Mr. Welsch asked whether someone could place an easement on his or her own property and then donate that easement to the County – even if that easement was not adjacent to other County preserves. Ms. Taylor and Alan Glen both indicated that would be fine so long as the easement met U.S. Fish and Wildlife Service biological criteria for preserves. Ben Appleby asked how the value of donated property is calculated. Ms. Taylor stated that in order to find the value of the conservation easement you look at the difference between the value of the property were it to be developed and the value of the property without the development. Mr. Ohlrich asked about the possibility of a 1031 exchange. Ms. Taylor indicated that such a question was better answered by a tax attorney. Mr. Stahlman asked whether the County had to set up a 501(c)(3) organization in order to handle conservation transactions. Ms. Taylor stated that the County did not.
7. Report on BAT Activities. (SWCA) Gary Galbraith reported that no action was taken at the last BAT meeting because there was no quorum and that the next BAT meeting would be held at 2:30p.m. on Monday, May 19th.
8. Distribute Draft RHCP Executive Summary. (SWCA) Mr. Glen briefly presented the Executive Summary.
9. Receive Presentation Regarding RHCP Funding Options and Overall Economics. (Prime Strategies and TXP) Mr. Hockynos gave a PowerPoint presentation regarding the County's current and future growth trends. Jensie Madden wanted to know what constituted "other" in the pie chart depicting what kinds jobs the County's citizens held. Travis James will provide the CAC a breakdown of what specific jobs are included in the "other" category. Mr. Weaver then gave a PowerPoint presentation regarding RHCP financing options.

10. Discuss and Take Appropriate Action on RHCP Funding. (Prime Strategies and TXP) No action was taken.

11. Discuss and Take Appropriate Action on Agenda Items for Next Meeting. The RHCP consultant team will complete a draft RHCP for the CAC to review. The draft RHCP will be handed out at the July CAC meeting. Consultant team recommended foregoing the June CAC meeting so that the consultants could prepare the draft RHCP. The CAC may, however, participate in a field trip in lieu of the June meeting to view potential endangered species habitat. This field trip would likely occur on June 2nd. Smith|Robertson will circulate a revised RHCP completion schedule, including CAC meeting dates. SWCA will coordinate with the County and others regarding the field trip and will notify the CAC when details have been worked out. Terry Turney indicated that he would be interested in hearing from Kevin Connally, Travis County's Balcones Canyonlands Conservation Plan Coordinator, at the July CAC meeting.

12. Adjourn.