

**CARSON CITY OPEN SPACE ADVISORY COMMITTEE
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A meeting of the Carson City Open Space Advisory Committee and the Carson River Advisory Committee was scheduled for 6:00 p.m. on Monday, November 21, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

OPEN SPACE

ADVISORY COMMITTEE: Vice Chairperson Dan Jacquet
Michael Fischer
Tricia Lincoln
Wayne Perock
Howard Riedl
Bruce Scott

CARSON RIVER

ADVISORY COMMITTEE: Vice Chairperson Paul Pugsley
Dan Greytak
Mark McCubbin
Randy Pahl

STAFF:

Linda Ritter, City Manager
Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space Manager
Vern Krahn, Park Planner
Lee Plemel, Planning and Community Development Principal Planner
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is available in the Clerk-Recorder's Office for review during regular business hours.

CALL TO ORDER AND ROLL CALL (1-0007) - Open Space Advisory Committee ("OSAC") Vice Chairperson Jacquet called the meeting to order at 6:02 p.m. A quorum was present. Chairperson Hartman was absent. Vice Chairperson Pugsley called the Carson River Advisory Committee to order at 6:03 p.m. Roll was called; a quorum was present. Chairperson Zimmerman and Member Farrer were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0019) - None.

1. CHANGES TO THE AGENDA (1-0022) - Mr. Guzman requested to address item 3-B of the OSAC agenda prior to item 3-A.

2. AGENDA ITEMS:

2-A. ACTION TO RECOMMEND TO THE PARKS AND RECREATION COMMISSION, PLANNING COMMISSION, AND BOARD OF SUPERVISORS ADOPTION OF THE PARKS AND RECREATION MASTER PLAN (1-0024) - Mr. Moellendorf provided an overview of this item. Mr. Krahn provided background information on development of the Parks and Recreation Master Plan, and advised of the locations from which the latest version of the draft master plan could be obtained. Mr.

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Moellendorf narrated a PowerPoint presentation on the master plan, including discussion of the purpose, general priorities, tiered priorities, demographic trends, community parks, the 30 distinct neighborhoods, neighborhood parks, sports complexes and tournaments, regional facilities, indoor recreation center, recreation programs, cultural and performing arts, cost recovery, and funding sources.

OSAC Vice Chairperson Jacquet commented that the Open Space Program is relatively new. He provided background information on development of the Open Space Master Plan element, which includes the objective to protect hillsides, the viewshed, the Carson River, and irrigated farm lands. He noted that the focus of the Open Space Program is different than, but can be complimentary to, parks and recreation. He opened this item to comments from the committee members.

OSAC Member Fischer gathered, from the presentation, that Parks and Recreation Department staff is considering seeking additional funding at some time in the future. He expressed the opinion this may be a “tough sell” to the community. Mr. Moellendorf agreed, and commented on the problem that residents don’t always see a connection between taxes and community services provided. He advised that Parks and Recreation Department staff will work closely with the Board to Supervisors to determine the direction. Member Fischer provided background information on development of Question #18, and suggested a determination will have to be made as to how a new bond question would affect the Open Space Program.

In response to a question, Mr. Guzman advised that the Moffat Property is the most “intermixed property” in the Open Space Program. It was purchased with open space funds but is mostly used to support the junction of two main trails. Mr. Guzman further advised that the developer did not want to sell or grant an easement, but was more than willing to sell the entire property and deduct half the price. He noted that additional trails on the Moffat Property are being considered. He provided background information on the shade structure and the trail to the top, both of which were funded by the Open Space Program. He expressed the opinion that the Moffat Property represents the “best example of how the two sides of the question can work together on one project.” He advised that easements were granted to the Parks Department, through the Open Space Program, in exchange for maintenance of the property.

Carson River Advisory Committee (“CRAC”) Vice Chairperson Pugsley suggested that a management plan should be developed for both the Moffat Property and the Ambrose-Carson River Natural Area. Mr. Krahn advised that Parks and Recreation Director of Operations Scott Fahrenbruch held a community meeting several years ago with regard to management of Riverview Park. Mr. Krahn noted that operating and maintaining traditional parks is different than managing natural areas. He advised that staff is beginning to work more aggressively on developing management practices and plans for open space and natural areas. Mr. Guzman advised that the Open Space Master Plan element requires development of a management plan for each property acquired. To date, property acquisition has been more of a focus, but Mr. Guzman acknowledged that management plans need to be developed. He advised of an Ambrose-Carson River Natural Area management plan which provides for cooperation with the Bureau of Land Management.

CRAC Vice Chairperson Pugsley noted that the Ambrose-Carson River Natural Area is “half-owned by the City.” He further noted that trails had not been addressed in the Parks and Recreation Master Plan “because it’s addressed in a trails plan.” He suggested that the Ambrose-Carson River Natural Area should be considered in the scope of the Parks and Recreation Master Plan, together with the Moffat Property. He further suggested that the Open Space Master Plan element focuses more on determining the priority to

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purchase property. Part of the process should be to determine how the property is to be utilized. CRAC Vice Chairperson Pugsley suggested that the Parks and Recreation Master Plan, with its identified natural areas, would be appropriate for including the Moffat Property and the Ambrose-Carson River Natural Area. Mr. Moellendorf agreed that the Moffat Property is more natural park than open space. He advised that staff has discussed how to mesh the need for neighborhood parks and achieving equity among various neighborhoods with including a natural park element.

OSAC Member Scott noted that Vice Chairperson Pugsley's comments were well taken. He expressed the opinion that open space was a big factor in passage of Question #18. He suggested that success with future ballot questions will require a demonstration of "what open space has really done in terms of what people voted for before and how it translates to something better for Carson City." He expressed support for stepping back from acquisition and considering more planning. He discussed the importance of communicating to the public how open space is to be used. He inquired as to golf and golf courses.

Mr. Moellendorf advised that the City currently owns two golf courses, operated by a private, non-profit organization. In response to a further question, he advised that in early discussions regarding inventorying recreation needs and developing recreation facilities, a determination was made not to include the golf courses because they are operated separate from the City. He suggested the possibility of considering golf as a recreation industry and whether the community needs are being met. He reiterated that because golf is not a recreation program managed by the City, it was left out of the plan.

OSAC Member Riedl congratulated staff on their accomplishments, and commended them on the Envision process. He expressed the hope that the master plan will be used to guide development of more specific plans as properties are managed and maintained. He referred to his written comments, provided to the committee members and staff prior to the start of the meeting, and reviewed the same. With regard to item 2 of his written comments, he discussed the unique and interesting concept of natural parks and suggested revised language. He discussed trail systems in other communities which are largely comprised of utility and drainage structure easements, and noted the importance of joint use easements. He highlighted the importance of the City assisting in development of non-profit organizations to create endowments for maintenance of open space and parks. With regard to trails, he recommended embedding an action item that the City create guidelines or procedures with regard to volunteer groups.

CRAC Member McCubbin expressed the opinion there were no "teeth" in the master plan. In light of "rumors of what's happening at Fuji Park," he expressed concern that "a lot of this ... could change overnight." He expressed an interest in more permanent decisions with regard to policy. OSAC Vice Chairperson Jacquet commented that Member McCubbin's comments were particularly relevant in terms of open space. He noted that the perpetual preservation of open space is a difficult concept but very important; that the open space survey results indicated this concept as a priority. He suggested the community encouraged the City to "draw that line in the sand" between where development occurs and open space. He expressed the opinion that the master plan was well written, and support for recreation in Carson City. From the perspective of open space, where regional facilities in places like Fuji Park and Silver Saddle are discussed, he noted the same values as open space. He further noted the value of the Silver Saddle Ranch as an historic facility, and that the current language indicates it has "fairly limited recreational use." He expressed the opinion that the Silver Saddle Ranch has "outstanding opportunities for recreational use for open space." He described Silver Saddle as one of the jewels of Carson City's Open

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Space Program. He expressed understanding for the focus of the Parks and Recreation Master Plan being more on developed recreation, and the opinion that the language regarding Silver Saddle may unfairly represent the resource. With regard to acquiring Silver Saddle and developing it into a more intense recreational property, he suggested using caution in that the community may not be receptive. He advised that the Silver Saddle Ranch meets a lot of the community's needs in that "it is that natural park ... It meets a lot of needs in terms of values that the Carson River Advisory Committee and their master plan supports in terms of preserving flood plain, preserving the River corridor, wildlife habitat. There's many features of Silver Saddle that went into the acquisition, one being the connection between Prison Hill and the Pine Nut Mountains. ... Depending upon the level of development, that connection could be broken." Vice Chairperson Jacquet reiterated the suggestion to proceed cautiously with regard to further development of Silver Saddle, and commented that "it's already a phenomenal asset for the City."

Mr. Moellendorf noted the strong preference for natural parks indicated by the Citywide survey. He advised that even if Silver Saddle were to be developed, the emphasis would be to retain its natural aspects. He agreed that the Silver Saddle Ranch is frequently used, and advised that staff sees the possibility to utilize it better if designated as more of a regional facility.

OSAC Member Scott complimented staff, and discussed the importance of recognizing the master plan for what it is. In reference to CRAC Member McCubbin's comments, he discussed the importance of being watchful over what's being proposed into the future. At the same time, he noted that the plan establishes a good guideline. He expressed the hope that the OSAC will become more proactive in terms of development and development standards while, at the same time, being aware of critical open space acquisitions.

CRAC Vice Chairperson Pugsley referred to neighborhood 27, and read a portion of the pertinent master plan language into the record. He suggested that showing access to Riverview Park through Pinion Hills should include, as part of the implementation strategy, a pedestrian bridge over the River. He noted that there is access from Pinion Hills to the Ambrose-Carson River Natural area. He suggested indicating that the golf course is an asset of the City, and that a decision was made to have a third party manage it.

OSAC Vice Chairperson Jacquet called for public comment and, when none was forthcoming, entertained a motion. **OSAC Member Scott moved to recommend to the Parks and Recreation Commission, Planning Commission, and Board of Supervisors adoption of the Parks and Recreation Master Plan, reflecting the comments provided at this meeting. OSAC Member Fischer seconded the motion. Motion carried 6-0.** CRAC Vice Chairperson Pugsley entertained a motion. **CRAC Member Pahl moved to recommend to the Parks and Recreation Commission, the Planning Commission, and the Board of Supervisors adoption of the Parks and Recreation Master Plan, with consideration given to the comments provided at this meeting. CRAC Member Greytak seconded the motion. Motion carried 4-0.**

3. ACTION ON ADJOURNMENT OF THE CARSON RIVER ADVISORY COMMITTEE (1-1175) - Member Greytak moved to adjourn the CRAC at 7:14 p.m. Member McCubbin seconded the motion. Motion carried 4-0.

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OPEN SPACE ADVISORY COMMITTEE AGENDA

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS - None.

1. ACTION ON APPROVAL OF MINUTES - October 3, 2005 (1-2459) - Member Fischer moved to approve the minutes. Member Riedl seconded the motion. Motion carried 6-0.

2. CHANGES TO THE AGENDA - None.

3. AGENDA ITEMS:

3-A. PRESENTATION AND DISCUSSION ONLY REGARDING THE DRAFT FEDERAL LANDS BILL MAP TO IDENTIFY CERTAIN BUREAU OF LAND MANAGEMENT (“BLM”) AND U.S. FOREST SERVICE (“USFS”) LANDS THAT MAY POTENTIALLY BE DISPOSED OF THROUGH A U.S. CONGRESSIONAL LANDS BILL INTO CARSON CITY OR PRIVATE OWNERSHIP FOR VARIOUS USES SUCH AS OPEN SPACE, PARKS, RECREATION FACILITIES, TRAILS, UTILITY FACILITIES, OTHER PUBLIC USES, OR ECONOMIC DEVELOPMENT (E.G., COMMERCIAL OR INDUSTRIAL) (1-1596) - Mr. Plemel provided background information on this item, and reviewed the staff report. He discussed proposed changes to the draft map, and advised that it will continue to be refined based on comments and input received. He reviewed details of the legend on the draft map which was displayed in the meeting room. He advised that the purpose of the draft map is to receive public comments regarding land uses. The draft map would then be used to draft a congressional lands bill for disposition of the properties. Mr. Plemel advised that the lands would be predominantly transferred to City ownership for continued public purpose use. The next version of the map will further identify open space and public purpose lands, and indicate more specifically public purpose uses. Mr. Plemel noted that the BLM Urban Interface Plan will not be updated in conjunction with the City’s comprehensive land use master plan. BLM representatives have indicated, however, that they will support the federal lands bill, as part of a public process, to revise land uses in some of the urban interface areas. Mr. Plemel advised that some of the comments received have to do with exchange of properties, specifically the extent to which the eastern portal should be developed. He explained that the current land use plan has the commercial area limited to the existing private land. Mixed comments have been received, and part of the consideration associated with the federal lands bill is whether some of the property along the V&T should be identified for potential future economic development purposes. Staff believes such an action would be consistent with the parks, recreation, and trails plan.

Mr. Guzman pointed out areas owned by the U.S. Forest Service (“USFS”) which are being considered for exchange. He noted USFS properties which are immediately adjacent to Carson City properties or developed interface property. City staff intends to request congress to withdraw those areas more immediately. Mr. Guzman noted there are two types of properties, one type to be studied and one type which needs to be disposed. He advised of taxpayers groups which consider these types of bills to ensure that U.S. funds are not misused. One of those groups could protest the bill. Another consideration is that staff has been working very hard with USFS representatives to minimize the ownership development pattern. He pointed out private, City, and USFS owned properties on the displayed map.

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In response to a question, Mr. Guzman advised that the USFS lands to which he referred were private lands purchased by the USFS. Mr. Plemel responded to questions regarding USFS properties identified on the draft map. Member Scott referred to discussions regarding the USFS ceding management to the City on interface areas at the lower elevations and that the City would potentially do the same with the USFS at the higher elevations. He discussed the need for a management plan that relates to lands, topography, drainages, etc., as opposed to something that becomes checkerboard by virtue of some land ownership pattern. Mr. Guzman provided background information on the concept of exchanging lands between the USFS and the City. The USFS Regional Lands Officer has suggested conducting a study. Mr. Guzman discussed land value as an issue associated with trade.

In response to a question, Mr. Plemel noted the existing skeet and trap range located between the golf course and an industrial zone. He discussed the development potential, and advised that sale proceeds would be used to relocate the trap range. This discussion has led to questions and suggestions regarding possible land exchanges to obtain River access properties. Member Scott suggested the lands bill will create lots of open space land requiring management, thus incurring a cost to the Open Space Program. Mr. Guzman responded to questions regarding the purpose of the lands bill.

Vice Chairperson Jacquet expressed an interest in knowing the “net change” from an open space perspective. He commented that the principal issue is land use. Ownership is important and has implications in terms of management expenses and constraints. The citizens, however, consider land, views, access, wildlife habitat, etc. Vice Chairperson Jacquet discussed the importance of being very clear with the citizens about what the change will mean. He commented on the benefits of a public lands bill, and discussed possible allocation of commercial property sale proceeds to open space and parks. He inquired as to the possibility of taking the opportunity to include some of the more rural lands to the east out to El Dorado Canyon. He suggested the possibility of designating certain lands as natural or conservation areas. He suggested the further possibility of seeking a designation for the Carson River that would assist in gaining access to federal funds. He expressed support for taking the opportunity “to do good things for open space,” and reiterated the importance of being transparent regarding impacts.

Mr. Guzman provided an overview of a recent presentation made by Ms. Ritter to the Legislative Committee on Public Lands. Ms. Ritter advised that the total amount of property which could be allocated to economic development is 220 acres. The most likely candidates for sale would be the 40 acres at the trap range and 20 acres for residential use. Ms. Ritter noted that public comments from the master plan process indicated no support for expanding the City’s urban area. The federal lands bill will address management and use of lands for public purpose and not for development. Ms. Ritter further noted that the proposed lands bill “is vastly different than ... Clark County, Lincoln County.” For that reason, the lands bill may be better received.

Mr. Guzman advised that Supervisor Aldean had commented the bill puts Carson City in control of its own destiny. Vice Chairperson Jacquet commented that, along with the ability and responsibility for land management, the City needs to ask questions regarding public interest. Carson City residents would pick up the entire responsibility for land management. Member Scott expressed the opinion that a key in getting public support will be the clear definition of use.

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In response to a question, Mr. Guzman reviewed the time table associated with the lands bill. The State's congressional delegation requested staff to include Washoe Tribe, State government, and environmental community representatives. Member Scott pointed out BLM parcels on the Carson River south of Silver Saddle, and inquired as to the possibility of including them. He noted that the parcels essentially represent all of the BLM land adjacent to the Carson River with the exception of that portion which is part of the Prison Hill recreation area. Mr. Guzman pointed out an additional area to be considered, which fronts the Fifth Street extension to the point at which it crosses Edmonds. Vice Chairperson Jacquet advised that the two parcels referred to by Member Scott were recently acquired by the BLM through the SNPLMA. He noted other pending and future acquisitions which would benefit open space.

(1-2380) Robin Williamson assured the committee members and the public that one reason for considering the possibility of changing ownership is federal agencies operate under more strict guidelines than local government. The lands bill will allow local government to establish parking lots, trail heads, trails, conduct fuels management projects, etc. more quickly than federal agencies are able.

(1-2420) Dave Loomis, of the USFS, commented that both the City and the USFS recognize the opportunity for management efficiencies. He further commented that Mr. Guzman's characterization of the lands bill was "quite good."

In response to a previous comment, Mr. Plemel discussed the importance of considering management areas as a whole. City staff will continue to work with BLM representatives on SNPLMA lands and the possibility of the Prison Hill area as a connected management system. Vice Chairperson Jacquet thanked Mr. Guzman and Mr. Plemel.

3-B. ACTION TO RECOMMEND TO THE CARSON CITY PLANNING COMMISSION AND BOARD OF SUPERVISORS A PLANNED UNIT DEVELOPMENT PROPOSED FOR THE CASEY PROPERTY, APN 007-092-08, LOCATED NORTH AND WEST OF SILVER OAK, PROPOSING THE DEVELOPMENT OF 12 UNITS ON 3 ACRES BELOW THE V&T RIGHT-OF-WAY AND THE DEDICATION OF APPROXIMATELY 77 ACRES OF OPEN SPACE TO CARSON CITY (1-1232) - Mr. Guzman introduced Glen Martel, who was representing the Paul H. Casey Trust. Mr. Martel provided background information on this item, and reviewed his November 13, 2005 letter which was included in the agenda materials. He narrated a PowerPoint presentation which included an aerial photograph of the subject and adjacent properties. He pointed out the 3 acres on the aerial photograph and, on a topographic map, the V&T right-of-way, the skyline delineation, and the future phase 13 of the Silver Oak PUD. Mr. Guzman explained that the skyline delineation refers to the City's Hillside Development Ordinance, and that a special use permit would be required for development. Mr. Martel pointed out the property lines and discussed the features of the proposed 77-acre dedication. He narrated a photo simulation of the proposed development, and noted that visualization of the V&T right-of-way will be retained. He described the retaining wall structures as part of the proposed project. He advised that the project will be presented to the Planning Commission at their December meeting and to the Board of Supervisors in January.

Mr. Martel acknowledged that the 2000 proposal included ten units. He described the design of the subject proposal which includes three stories, one being a garage. He noted that the number of units proposed is below that which is allowed by Code. He responded to questions regarding parking. In response to a

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further question, he advised there is currently no direct access to the V&T right-of-way proposed through the project site. He explained the intent of not intruding into the V&T right-of-way as discussed with the committee at the time the 2000 project was presented. Considering the topography of the site, including a trail would require "a great number of switchbacks ... to get up to that grade." Mr. Martel advised of having received comments with regard to keeping access to the V&T right-of-way. He noted the properties directly adjacent to the subject property on the southeast and west are open space parcels. He suggested the possibility of working with Mr. Guzman and the committee to "traverse along a more gradual portion of that slope and not impact the steep areas as much." Mr. Guzman clarified that the open space parcels are owned by Silver Oak.

Member Scott inquired as to the possibility of completing the project in less than five years. Mr. Martel advised that utilities are not yet in the vicinity of the site. He advised that Mr. Casey's intent is to proceed with parceling the property, including the 77 acres. This could be completed relatively soon assuming approval by the Board of Supervisors in early 2006. The 77 acres would be dedicated to open space and the remaining three acres would "wait for development to occur." In response to a question, Mr. Martel pointed out the boundary of the property in relation to the V&T right-of-way. He acknowledged the V&T would be wholly within the parcel proposed to be donated.

Vice Chairperson Jacquet called for public comment. (1-1510) Rob Potter inquired as to the current zoning of the property. Mr. Martel advised the property is currently zoned conservation reserve.

Vice Chairperson Jacquet entertained a motion. **Member Scott moved to recommend approval to the Carson City Planning Commission and the Board of Supervisors of a proposed planned unit development for the Casey property, APN 7-092-08, proposing the development of up to 12 units on approximately three acres below the V&T right-of-way, and the dedication of approximately 77 acres of open space to Carson City. Member Riedl seconded the motion.** Mr. Guzman advised that the property would become the City's responsibility for management and maintenance. In response to a question, Mr. Martel advised that approval of the Board of Supervisors would be required before the 77 acres could be split from the three acres. **Member Scott amended his motion to indicate a 12-month time frame in which to dedicate the open space property. Member Riedl continued his second. Motion carried 6-0.**

4. NON-ACTION ITEMS:

STATUS REPORTS, COMMENTS, AND CONCERNS FROM COMMITTEE MEMBERS

- None.

STATUS REPORTS AND COMMENTS FROM STAFF (1-2472) - Mr. Guzman reported that he and Member Perock had attended the Land Trust Alliance Conference. He further reported that Ms. Ritter had invited him to present with her to the Legislative Committee on Public Lands. He referred to the maps included in the agenda materials, and advised that open space priorities would be agendaized for review in December. He noted the petition from residents of the Timberline area requesting the committee to consider purchase of the Vice Canyon SPA. He anticipates an item to be agendaized in the near future. He is awaiting reports regarding the Potter property, and recently spent a great deal of time with appraisers for the Hutchison property. He advised that the legacy nomination continues to move forward. He will

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continue to work on management plans. In response to a question, Mr. Krahn provided an update on the trails master plan. Vice Chairperson Jacquet expressed an interest in the trails plan as related to open space. In response to a question, Mr. Guzman advised that the Swafford property is ready to be appraised. He discussed a new concern regarding the recorded map for the Bernhard property. BLM representatives have requested the City to remove the subdivision to ensure City streets are not part of the purchase. A firm has been hired to accomplish the goal.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS - None.

FUTURE AGENDA ITEMS FROM STAFF - None.

5. ACTION ON ADJOURNMENT (1-2642) - Member Fischer moved to adjourn the meeting at 8:24 p.m. Member Scott seconded the motion. Motion carried 6-0.

The Minutes of the November 21, 2005 Carson City Open Space Advisory Committee meeting are so approved this 23rd day of January, 2006.

STEPHEN D. HARTMAN, Chair