

SONOMA COUNTY OPEN SPACE AUTHORITY
Minutes of January 17, 2008



5:08 p.m. Vice Chair Bob Anderson called the regular meeting of the Open Space Authority Board to order at 747 Mendocino Avenue, Santa Rosa.

Directors Present: Al Alys, Bob Anderson, Liza Prunuske, Mike Sangiacomo

Directors Absent: Chair Jean Kapolchok

Nina Donofrio, Deputy Clerk/Recorder; and Jonathan Kadlec, Bookkeeper, present.

District Staff: Andrea Mackenzie, District General Manager; Maria J. Cipriani, Assistant General Manager; Misti Arias, Associate Open Space Planner, Maureen Middlebrook, Community Affairs Officer; DeAnna Kamber, Open Space Technician; Steve Shupe, County Counsel.

Public Attendees: Kenyon Webster, City of Sebastopol; Susan Kirks; Mary Ann Petter, West County Skate Park; Meghan Reeves.

1. **Agenda Items to be Held or Taken Out of Order; Off Agenda Items.**

Ms. Mackenzie announced that the District had just acquired its 150th property and that a special event to mark this accomplishment, coordinated by Maureen Middlebrook, would be held. Details will follow.

Ms. Mackenzie next reported on the Governor's budget cuts, and that this has serious implications for park closures.

The Colgan Creek project, which was approved by the Authority at the previous meeting, will be presented to the Board of Directors on January 29 for approval.

The District recently purchased a new Toyota Prius hybrid automobile, and wishes to sell the 1993 Ford Explorer which was purchased by the Authority. The District will keep the Authority informed as to how best to surplus this vehicle.

Ms. Mackenzie reported next on the Riverside court case. Phyllis Gallagher, Deputy County Counsel, drafted a letter addressing this issue and all District staff have come forward and are hopeful that the case may either be dismissed or if not, all Open Space Districts in the Bay Area will be looking for a sponsor for legislation to neutralize this court case.

2. **General Announcements not Requiring Deliberation.**

Chair Anderson called for general announcements not requiring deliberation or decision. Hearing none, the agenda moved on to Item 3.

3. **Public Comment.** *(Items not on the agenda)*

Chair Anderson called for public comment on items not on the agenda. Hearing none, the agenda moved on to Item 4.

4. **Review of Authority Rules and Rotation of Officers.** *Minute Order*

Motion by Director Alys and second by Director Prunuske to adopt the Minute Order approving the rules of the Sonoma County Open Space Authority and rotation of Executive Officers, appointing Bob Anderson Chair, Liza Prunuske Vice Chair, and Mike Sangiacomo Chair Pro Tem. Motion carried.

4 Ayes 0 Noes 0 Abstain 1 Absent

5. **Bookkeeper's Report and Approval of Claims.** *Resolution No. 2008-001*

Jonathan Kadlec presented claims for expenses, and the statement of revenues, expenditures, and fund balances for December 2007-December 2008, as well as the monthly financial statement. He addressed the direction of the sales tax, and reported that he did a year-to-year analysis; it appears that this will be several hundred thousand dollars under the initial budget projection. Currently the District is exactly at 50%. This is likely to catch up in the third and fourth quarter.

Mr. Kadlec next referred to the financial statement, listing revenues, transactions and bond proceeds. To date, \$54,031,856.71 has been spent in bond proceeds expenditures and paying the line of credit payoff.

Motion by Director Alys and second by Director Sangiacomo approving the bookkeeper's claim for services and supplies. Motion carried.

5 Ayes 0 Noes 0 Abstain 0 Absent

6. **Approval of Authority Minutes.**

Chair Anderson called for comments/questions to the minutes of December 20, 2007.

Motion by Director Alys and second by Director Prunuske to approve the minutes of December 20, 2007 with a correction on page 2 to note that three Directors voted to pass the motion for Item #1, the Lease/Sublease Amendment (Directors Prunuske and Kapolchok recused themselves from this item). With this correction, the motion carried.

4 Ayes 0 Noes 0 Abstain 1 Absent

7. **Report from General Manager of the Sonoma County Agricultural Preservation and Open Space District.**

a) **Sebastopol Skate Park and Community Garden Improvements Project**

Continued Action Item

Ms. Mackenzie introduced DeAnna Kamber, Open Space Technician, who presented a slide show of the property and its features. The District had previously assisted the City of Sebastopol with acquisition of the skate park and community garden

property. The City is now requesting \$529,575 to use toward improvements to construct the project. The funds would be used to restore certain features, including a permanent site for a public community garden, trash and recycling receptacles, benches, a restroom, a kiosk, a "beginner Skate Bowl" and a climbing rock.

Director Alys raised questions regarding the City's funding sources. Ms. Kamber noted that the funding is calculated at \$15,000 at 50 years.

Director Prunuske inquired about the size of the garden boxes. Kenyon Webster of the City of Sebastopol replied that these are 3 to 4 feet wide and six feet long. They are designed primarily for individuals to use the plot of land on an annual basis. It is also hoped that the gardeners maintain the landscaping.

Discussion ensued regarding the parking and how it would be used. Mr. Webster noted that this is a neighborhood park, and that quite a few residents live very close by. New residents have also moved in who will benefit from the parking.

Mary Ann Petter of West County Skate Park explained that she envisioned the park being used as a multi-generational park, with children and seniors working in the garden.

Further discussion followed involving costs and expenditures, and the Directors asked for more details regarding specific costs for specific items, and how the funding was to be provided for each of these.

Ms. Mackenzie explained that the difference between the \$1.1 million project cost and the \$529,000 that is being requested in funding is the City's share. She offered to provide the construction estimates for review by the Authority. Mr. Webster added that the costs in the grant are based on prices in the contractor's bid. Ms. Cipriani confirmed that the Directors wish to see a cost summary, or construction summary.

Ms. Mackenzie also noted that there is an inverse relationship for development of parks and open spaces in urban areas wherein the smaller the park is, the costlier it is.

Following further discussion, it was determined that this item would be brought back to the next Authority meeting with more detailed information delineating sources of funding, expenditures, and costs.

8. **Suggested Next Meeting.**

Next meeting to be held February 7, 2008 at 5:00 p.m.

9. **Adjournment.** Meeting adjourned at 6:15 p.m.

Nina Donofrio

Deputy Clerk/Recorder
Open Space Authority