

SONOMA COUNTY OPEN SPACE AUTHORITY  
Minutes of December 11, 2008



5:05 p.m. Chair Bob Anderson called the regular meeting of the Open Space Authority to order at 747 Mendocino Avenue, Santa Rosa.

Directors Present: Bob Anderson, Jean Kapolchok, Liza Prunuske, Paul Hammond.

Directors Absent: Al Alys, Mike Sangiacomo.

District Staff: Andrea Mackenzie, General Manager; Maria Cipriani, Assistant General Manager; Paul Rowan, Land Acquisition Specialist; Misti Arias, Conservation Program Manager.

Nina Donofrio, Deputy Clerk/Recorder, Shane Lewis, Bookkeeper, Sue Jackson, Deputy Clerk/Recorder

Public Attendees: John Guardino, Dan Horn

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

Chair Anderson called for items to be held, taken out of order, or off the agenda and then requested that Item #6 be taken out of order and addressed next.

**6. Personal Contract for Deputy Clerk/Recorder Services.** *Resolution No. 2008-027*

Chair Anderson called for a motion adopting a resolution authorizing the execution by the Chair of a personal contract for deputy clerk/recorder services with Sue Jackson, who has been working with District staff.

Director Kapolchok moved for adoption of the resolution. Director Prunuske seconded the motion. It passed unanimously.

5      Ayes            0      Noes            0      Abstain        0      Absent

The Board and General Manager Andrea Mackenzie, representing District staff, expressed their thanks for Nina Donofrio's two years of service to the Authority as Deputy Clerk/Recorder.

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

Ms. Mackenzie presented the District's Annual Report for 2007/2008, which was just received by District staff, as well as new stainless steel water bottles.

Ms. Mackenzie reported that the Press Democrat had an article on the Walsh Sonoma Mountain acquisition, and thanked the Board for their part in completing this transaction.

ATTACHMENT 3

Ms. Mackenzie next announced the hire of Karen Gaffney for the position of Stewardship Program Manager. She will begin December 30, 2008.

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

John Guardino expressed his thanks to District staff for their efforts in a historical project involving the Sittenauer property. The project had been delayed. This project would have been the first District-initiated affirmative easement. He requested that this be returned to the Authority for consideration. The landowner is still interested in seeing that this property is saved. He summarized many agencies involved who support this.

Chair Anderson asked for clarification regarding the proposed affirmative easement. Mr. Guardino explained that conservation easements are typically negative, with prohibitions as to what can and cannot be done with the property; an affirmative easement establishes a required profit margin for the farm, and the requirement that the farm maintains an established agricultural value. He responded to Authority questions regarding how this farming model has worked successfully on the East coast.

Ms. Mackenzie added that the direction of the Authority at a previous meeting was that more information was requested regarding the District's approach to expanding the small farms program, including how affirmative easements function, and examples of the small farm model. She noted that Mr. Guardino brings a good deal of expertise to this project, and that the District was involved in a new type of program while trying to negotiate a project. She clarified that the current request is to examine the proposal as an acquisition outside the matching grant program.

The project would be brought back to the Authority for consideration.

**4. Bookkeeper's Report and Approval of Claims.** *Resolution No. 2008-026*

Shane Lewis reported that revenues for November were \$1.8 million, which is the most that has been received this current fiscal year. This brings the total to approximately 42% of anticipated revenue. Expenditures have been minimal. The only change foreseen for December is that a wire of escrow has been prepared for \$149,250 for the Sonoma Mountain acquisition.

Director Kapolchok moved for approval of the bookkeeper's report and claims. Director Hammond seconded the motion. Motion carried unanimously.

5      Ayes                      0      Noes                      0      Abstain                      0      Absent

**5. Approval of Authority Minutes.**

Minutes of the meeting of November 19 and November 13 were tabled until the next meeting due to lack of a quorum.

7. **Closed Session.**

5:40 p.m. The Board adjourned to Closed Session RE: Conference with Real Property Negotiator regarding Fitch Mountain.

6:00 p.m. The Board reconvened to Open Session.

8. **Report on Closed Session.**

Chair Anderson reported that the Board met in closed session and gave direction to staff regarding negotiations for the Fitch Mountain property.

9. **Suggested Next Meeting.** January 15, 2009.

10. **Adjournment.** Meeting adjourned at 6:02 p.m.

Nina Donofrio

Deputy Clerk/Recorder  
Open Space Authority