

**SONOMA COUNTY OPEN SPACE  
FISCAL OVERSIGHT COMMISSION**

**COMMISSIONERS**

**Mike Sangiacomo (Sonoma)**  
**Todd Mendoza (Petaluma)**  
**Regina De La Cruz (Rohnert Park)**

**Bob Anderson (Healdsburg)**  
**Eric Koenigshofer (Occidental)**  
**Jeff Owen (Alternate)**

**APPROVED**

**Minutes for the Meeting of April 6, 2017**

Commissioners Present: Todd Mendoza, Chair; Regina De La Cruz, Vice Chair; Mike Sangiacomo, Chair Pro Tem; Bob Anderson, Eric Koenigshofer; Jeff Owen, Alternate.

Staff Present: Bill Keene, General Manager; Mary Dodge, Administrative & Fiscal Services Manager; Misti Arias, Acquisition Program Manager; Sheri Emerson, Stewardship Program Manager; Stuart Martin, Land Acquisition Specialist; Kathleen Marsh, Stewardship Coordinator; Robert Pittman, Assistant County Counsel; Lisa Pheatt, Deputy County Counsel; Sue Jackson, Deputy Clerk/Recorder.

Also Present: Rob Schepergerdes, Lang Property Owners' Representative; Peter Lang, Property Owner; Cecily Condon, Planner, Sonoma County Permit & Resource Management Department.

1. **Call to Order.**

Commissioner Mendoza called the meeting to order at 5:00 pm.

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

There were none.

3. **General Announcements Not Requiring Deliberation or Decision.**

Mr. Keene made the following announcements:

- **The Vital Lands Initiative** - Community Meetings were held on the following dates, at the following locations:
  - March 14 – Healdsburg Community Center
  - March 15 – El Molino High School Library, Forestville
  - March 21 – Petaluma Community Center
  - March 29 – Santa Rosa Veterans Building
  - March 30 – Finnish American Heritage Hall, Sonoma

The meetings were well attended. The District received good input. A summary of the discussions will be compiled and shared with the Commission. The next step in the process is to hold County-wide meetings, each with a focus on a specific theme:

- Natural Resources
- Agriculture
- Greenbelts

- Community Separators and Scenic Lands
  - Recreation and Urban Open space.
- Paulin Creek – Recent reports in local media concerning development plans for the Paulin Creek Preserve have resulted in public comment and concern from landowners who live adjacent to the site. The intended 46-acre Preserve was to be protected through a partnership involving the County of Sonoma, the Open Space District, Sonoma County Water Agency, and the City of Santa Rosa. Mr. Keene reported that the planned development is not on District-owned land, but rather on land that is designated as surplus land and owned by the County. He explained the circumstances of the District’s limited involvement with the parcel in question, and that the County will consider the sale of County property, including Parcel J, later this year.
  - Donation of Funds to the District  
The District received a donation from the Don Bradley Trust. This is the second donation from the Trust, and brings the donation to \$216,000. The District is grateful for the generous gift.
4. **Public Comment.**  
There was none.  
\*see below
  5. **Correspondence/Communication.**  
There was none.
  6. **Approval of Commission Minutes.**  
On a motion by Commissioner Anderson and second by Alternate Commissioner Owen, the minutes of the March 2, 2017, were approved as submitted.
  7. **Financial Report.**  
Ms. Dodge presented (1) the Consolidated Balance Sheet – District and OSSTA Funds for February 28, 2017, and (2) the Consolidated District and OSSTA Budget to Actual for the eight months ended February 28, 2017.
  8. **Ad Hoc Committee Reports.**
    - Annual Report/Audit Review (Anderson/Owen) – The committee, in collaboration with Ms. Dodge and representatives from the Auditor-Controller-Treasurer-Tax Collectors Office, met on March 3, 2017, to evaluate proposals submitted in response to the District’s request for Audit Services. Eleven firms responded. Maze and Associates were selected to provide audit services for the District for Fiscal Year 2016-2017 through Fiscal Year 2020-2021. The contract will go before the Board of Directors for approval by the Board of Directors on April 25, 2017.

Further, the Audit Review Committee presented summary comments on the Basic Financial Statements for the Fiscal Year Ended June 30, 2016. Commissioner Anderson commented that the report showed a clean audit opinion. He noted that the strategy for funding the Stewardship Reserve after the Measure F bonds are paid in FY 2015-16 appears in the footnotes.

- Finance/Investment (Sangiaco/Owen) – Nothing to report.
- Matching Grant Program (De La Cruz/Owen) – Nothing to report.
- District Office Location Scenarios (Anderson/Koenigshofer) - Nothing to report.

9. **Founders Film.**

The Commission viewed the film shown at the County-wide Vital Lands Initiative meetings.

10. **Stewardship Reserve Fund Calculation.**

Ms. Emerson requested that an ad hoc or subcommittee be created to further refine and examine the District's investment strategy, particularly in relationship to the Stewardship Reserve Fund calculations. The Commission determined that the requested tasks be added to those currently assigned to the Finance/Investment Ad Hoc Committee.

\* **Public Comment.**

Mr. Schepergerdes addressed the Commission on behalf of Mr. Lang. Because he has represented Mr. Lang in ongoing discussions with the District, and in response to there being no action taken at the prior Fiscal Oversight Commission hearing on the matter, he offered his assistance if requested by the Commission.

Note: Alternate Commissioner Owen left the meeting at 5:50 pm.

11. **Closed Session.**

The District adjourned to closed session at 5:50 pm.

12. **Report on Closed Session.**

The commission reconvened to open session at 7:28 pm and reported the following:

Lang Exchange

The Commission gave direction to staff for further review and discussion. No action was taken.

13. **Suggested Next Meeting.** May 4, 2017

14. **Adjournment.**

The meeting adjourned at 7:35 pm.

Respectfully submitted,

Sue Jackson  
Deputy Clerk