



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)

REGULAR MEETING AGENDA

747 Mendocino Avenue—Suite 100, Santa Rosa, CA 95401

August 8, 2019 | 5:00 pm

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1. **Call to Order**
 2. **Agenda Items to be Held or Taken Out of Order; Off- Agenda Items**
 3. **General Announcements Not Requiring Deliberation or Decision**
 4. **Public Comment**
The Brown Act requires that time be set aside for public comment on items not agendized.
 5. **Correspondence/ Communications**
 6. **Approval of Commission Minutes Attachment 1**
 7. **Financial Report Attachment 2**
Financial Statements – June 30, 2019
 8. **Creation of Subcommittee and Assignment of Commissioners**
Stewardship Reserve
 9. **Closed Session**
Conference with Real Property Negotiator
Property Address: 747 Mendocino Avenue, Santa Rosa
APN: 180-760-047
Owners: Papeete LLC
Negotiating Parties:
 Owner's Representative: Arlene Allsman
 District's Representative: William J. Keene, General Manager
Under Negotiation:

Acquisition of Real Property by the Open Space District. The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)

10. Conference with Real Property Negotiator Attachment 3

Jacobsen Ranches

Property Address: 1211 Chapman Lane, Petaluma CA 94952

APNs

Trust APNs: 020-040-001, 020-040-025

Corporation APN: 020-040-016,

Owners: Walter and Arleen Jacobsen, through the Jacobsen Community Property Trust and Walter Jacobsen Property

Negotiating Parties:

Owner's Representative: Rob Shepergerdes

District's Representative: William J. Keene, General Manager

Under Negotiation:

Acquisition of Real Property by the Open Space District. The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)

11. Suggested Next Meeting

September 5, 2019

12. Adjournment

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the District's website at sonomaopenspace.org. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 747 Mendocino Avenue, Santa Rosa, CA.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet are available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Mary Dodge at 707-565-7349, as soon as possible to ensure arrangements for accommodation.





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UNAPPROVED MINUTES

747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401

June 6, 2019 | 5:00 pm

COMMISSIONERS PRESENT: Regina De La Cruz (Chair), Bob Anderson (Vice Chair), Eric Koenigshofer (Chair Pro Tem), Mike Sangiacomo (arrived 5:09), Jeff Owen (Alternate)

STAFF PRESENT: Bill Keene, General Manager; Lisa Pheatt, Counsel; Julie Mefferd, Administrative and Fiscal Services Manager; Sara Ortiz, Administrative Aide; Mariah Robson, Executive Secretary; Allison Schichtel, GIS coordinator; Alex Roa, Extra-Help Special Projects Planner.

GUESTS PRESENT: Eric McDermott, Biologist at Sonoma Water; David Manning, Environmental Services Manager, Sonoma Water.

1. Call to Order

Chair De La Cruz called the meeting to order at 5:01 p.m.

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

There was none.

3. General Announcements Not Requiring Deliberation or Decision

Bill Keene made the following announcements:

- Bordessa Family Trust trial delayed until Fall 2019
- Contract Extensions going to the Board of Directors June 11
- Stewardship Workshop going to the Board of Directors in Fall 2019

4. Public Comment

There was none.

5. Correspondence/ Communications

There was none.

6. Approval of Commission Minutes

On a motion by Commissioner Anderson and a second by Commissioner Owen, the May 2,

2019 minutes were approved.

7. Financial Report

Julie Mefferd reviewed the monthly financial statements for May 2019.

8. Ad Hoc Committee Reports

Annual Report/ Audit Report Review | Anderson, Owen
Commissioners have not had a chance to approve changes.

Matching Grant Program | De La Cruz,
Owen Nothing to report

Real Estate Options | Koenigshofer,
Owen Nothing to report

Fire Recovery Review | Anderson,
Koenigshofer Nothing to report

9. Drone Presentation

Staff from Sonoma Water gave a presentation on how they use drone technology to inform their work, specifically in the Dry Creek Habitat Enhancement Project.

10. Closed Session

The Commission adjourned to Closed Session at 5:58 p.m.

11. Report on Closed Session

The Commission reconvened to Open Session at 6:35 p.m. and reported the following: Direction given to staff.

12. Suggested Next Meeting

July 11, 2019

13. Adjournment

The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Sara Ortiz
Deputy Clerk



Sonoma County Agricultural Preservation and Open Space District
Consolidated Balance Sheet - District and OSSTA Funds
July 31, 2019

Assets

Cash and Investments	\$61,590,671
Accounts Receivable	2,322,205
Other Current Assets	1,254
Intergovernmental Receivables	98,760

Total Assets	<u><u>\$64,012,891</u></u>
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Liabilities and Fund Balance

Current Payables	\$65
Other Current Liabilities	21,694
Due to Other Governments	13,472
Deferred Revenue	0
Long-Term Liabilities	30,000

Total Liabilities	<u><u>65,231</u></u>
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Fund Balance

Nonspendable - Prepaid Expenditures	1,254
Restricted - District Activities	63,946,406
Total Fund Balance	63,947,660

Total Liabilities and Fund Balance	<u><u>\$64,012,891</u></u>
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Cash by Fund

OSSTA - Measure F	\$50,849,420
Open Space District	1,462,773
Fiscal Oversight Commission	7,841
Stewardship Reserve*	0
Cooley Reserve	152,153
Operations and Maintenance	9,118,485

Total Cash by Fund	<u><u>\$61,590,671</u></u>
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*On July 1, 2015 the County of Sonoma Measure F Sales Tax Refunding Bonds, Series 2015 were issued. The transaction provided a savings of \$13.6 million, in part by following the Commission's recommendation of paying down \$30 million in principal, as well as obtaining a lower interest rate. The Commission recommended using the \$10 million in the Stewardship Reserve Fund as part of the \$30 million paydown. Additionally, the Commission directed use of the \$7.5 million annual savings resulting from the shortened term to fund the Stewardship Reserve beginning in the fiscal year 2024-2025. FOC Minute Order #13 dated May 14, 2015 reflects this direction.

Sonoma County Agricultural Preservation and Open Space District
Consolidated District and OSSTA Budget to Actual
For the one month ended July 31, 2019
8% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Remaining
Revenues					
Tax Revenue *	\$25,254,000	\$0		\$25,254,000	100.00%
Intergovernmental	10,275,400			10,275,400	100.00%
Use of Money & Prop	590,000	(506,615)		1,096,615	185.87%
Miscellaneous Revenues	5,340,500	0		5,340,500	
Other Financing Sources	1,021,444	0		1,021,444	100.00%
Total Revenues	42,481,344	(506,615)		42,987,959	101.19%
Expenditures					
Salaries and Benefits	5,005,078	185,870		4,819,208	96.29%
Services and Supplies	11,778,805	68,559	\$4,119,297	7,590,949	64.45%
Other Charges	10,232,733		1,346,063	8,886,670	86.85%
Capital Expenditures	35,074,928	-	299,928	34,775,000	99.14%
Other Financing Uses	8,539,312	-		8,539,312	100.00%
Total Expenditures	70,630,856	254,429	5,765,288	64,611,138	91.48%
Net Earnings (Cost)	<u>(\$28,149,512)</u>	<u>(761,045)</u>	<u>(\$5,765,288)</u>	<u>(\$21,623,179)</u>	
Beginning fund balance		64,708,705			
Ending Fund Balance		<u>63,947,660</u>			

Note: Due to the slowness of payment by the CDTFA no sales tax is recorded for July in FY18-19 or FY 19-20.

(California Department of Tax and Fee Administration)

Note: Negative Use of Money and Property relates to the amortization of gains and losses of investments, not the rate of return.