

**SONOMA COUNTY OPEN SPACE  
FISCAL OVERSIGHT COMMISSION**

**COMMISSIONERS**

**Mike Sangiacomo (Sonoma)**  
**Todd Mendoza (Petaluma)**  
**Dee Swanhuysen (Sebastopol)**

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

**APPROVED**

**Minutes for the Meeting of March 3, 2016**

Commissioners Present: Bob Anderson, Chair; Todd Mendoza, Vice Chair; Dee Swanhuysen, Chair Pro Tem; Eric Koenigshofer (arrived at 5:10 pm); Jeff Owen, Alternate.

Staff Present: Bill Keene, General Manager; Misti Arias, Program Manager – Acquisition; Lisa Pheatt, Counsel; Robert Pittman, Counsel; Sue Jackson, Deputy Clerk/Recorder.

Also Present: Joe Netter

1. **Call to Order.**

Commissioner Anderson called the meeting to order at 5:03 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:

- On March 8, 2016, the Hinderliter, de Llamas and Associates (HDL) contract will go to the Board of Directors for approval. Under the terms of the contract, HdL will conduct on-going reviews to identify and correct unreported transactions and use tax payments and distribution errors; and will follow up with corrective actions. Additionally, HdL will provide quarterly statewide economic forecasts and revenue projections.
- On March 29, 2016, the Sonoma Raceway Open Space Easements will go to the Board of Directors for authorization to rescind and simultaneously replace the Permit and Resource Management Department Scenic Easement held by the County of Sonoma at the Sonoma Raceway with an Open Space Easement conveyed to the District.
- The Conservation Easement Workshop held at the Board of Directors meeting is currently calendared for April 5, 2016.

4. **Public Comment.**

Joe Netter, a member of the public, addressed the Commission. He spoke in opposition to the Young-Armos Incubator Farm and Habitat Restoration Project. Mr. Netter asked that a "Petition of Homeowners and Residents" dated February 10, 2016 (attached) be agendized at

a future meeting. Commissioner Koenigshofer asked Mr. Netter to provide him with a copy of Mr. Netter's talking points.

5. **Correspondence/Communication.**

There was none.

6. **Approval of Commission Minutes.**

On a motion by Commissioner Mendoza and second by Alternate Commissioner Owen, the minutes of February 4, 2016 were approved, with Commissioner Swanhuysen abstaining.

7. **Financial Report.**

The commissioners reviewed the financial report prepared by Mary Dodge, Administrative and Fiscal Services Manager.

8. **Sonoma Raceway Open Space Easement.**

**Resolution 2016- 002**

Ms. Arias gave a historical overview of the Sonoma Raceway (now known as Sonoma Speedway LLC), including descriptions of the three property easements and the conditions under which the Scenic Easement (held by the County of Sonoma since 1988) on the Lakeville Property shall be rescinded and superseded by the Open Space Easement. The three properties are:

- a. "Lakeville" – 678 acres
- b. "Mountain" – 220 acres
- c. "53 acre" – 53 acres

No District funds will be expended to accept these easements. The Commission discussed permitted activities and the impact of the activities on the land. Additionally, the Commission discussed its right to establish and impose fees and charges for costs associated with on-going stewardship obligations.

On a motion by Commissioner Koenigshofer and second by Alternate Commissioner Owen, the resolution was approved, with all present in favor.

9. **Ad Hoc Committee Reports.**

- Annual Report/Audit Report Review (Anderson, Swanhuysen)  
See Agenda Item #10
- Investment (Swanhuysen, Owen) – Inactive
- Review of County Services (Mendoza, Koenigshofer) -Inactive
- Stewardship (Mendoza, Sangiacomo) – Inactive
- Operation and Maintenance Transaction Review (Anderson, Koenigshofer) – Inactive
- Matching Grant Program (Koenigshofer, Owen) – Inactive
- Management Review Recommendations (Koenigshofer, Anderson) – Inactive

10. **Commission's Fifth Annual Report to the Board of Directors.**

The Commission reviewed the draft of its current Report to the Board of Directors. The Commission determined that, while the report's presentation of findings follows the order described in paragraph 3 of the Board of Supervisor's Resolution #10-0832 (dated 12/7/10) the information would be clearer were it presented in a narrative format, focusing on the

actions taken by the Commission during the year that had a major impact on the fiscal strength of the District. The Commission asked the Annual Report/Audit Report Review Subcommittee to make edits and return the report to the Commission for final approval at the next scheduled Commission meeting.

11. **Planning for 2016.**

Commissioner Anderson led a discussion focused on the activities, responsibilities and relationship between the District, the Commission, the Board of Directors, the County Administrator's Office, other appointed committees such as the District's Advisory Committee and out-of-County groups with similar missions. The discussion was continued to the regular April meeting (April 7, 2016). In addition, the Commission is considering holding a special meeting on April 21, 2016 specifically for further discussion of items identified as priorities.

12. **Suggested Next Meeting.** April 7, 2016

13. **Adjournment.**

On a motion by Commissioner Swanhuysen and second by Commissioner Mendoza, the meeting was adjourned at 7:15 pm.

Respectfully submitted,

Sue Jackson  
Deputy Clerk