



## SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

### COMMISSIONERS

**Mike Sangiacomo (District 1)**  
**Todd Mendoza (District 2)**  
**Jean Kapolchok (District 3)**

**Bob Anderson (District 4)**  
**Eric Koenigshofer (District 5)**  
**Jeff Owen (Alternate)**

### Minutes for the meeting of March 7, 2013

Commissioner Mendoza called the Fiscal Oversight Commission meeting to order.

Commissioners Present: Todd Mendoza, Jean Kapolchok , Bob Anderson, Eric Koenigshofer, Jeff Owen.

Staff Present: Misti Arias, Program Manager-Acquisition; Sue Gallagher, Deputy County Counsel; Stuart Martin, Land Acquisition Specialist; Sue Jackson, Deputy Clerk.

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

There were none.

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

Acquisition Program Manager Misti Arias made the following announcements:

- The Board of Directors accepted and executed the Montini transfer agreement transfer agreement and approved the actions necessary for the project to proceed.
- Taylor Mountain Regional Park and Open Space Reserve opened to the public on February 23, 2013.
- The North Slope Sonoma Mountain Ridge Trail construction project, in conjunction with construction management under the supervision of Sonoma County Regional Parks, will continue until late 2014. Once work is completed, the District plans to transfer the land to Sonoma County Regional Parks, retaining a conservation easement as well as a recreation conservation covenant to ensure public access to the properties.
- The District completed the recruitment for the Fiscal and Administrative Services Manager. An offer of employment was made and accepted. Pending the results of pre-hire procedural activities, the new manager will begin in early April.
- The Conservation Fund has a purchase contract for acquisition of the 19,000-acre Preservation Ranch Property for \$24.5 million. On April 18, 2013, the Coastal Conservancy will consider a \$10 million grant to assist with the purchase. The District's contribution towards the acquisition will be the purchase of a conservation easement over the entirety of the property for an amount not-to-exceed \$4 million.

**3. Public Comment.**

There was none.

4. **Correspondence/Communication.**

There was none.

5. **Approval of Commission Minutes.**

On a motion by Commissioner Kapolchok and second by Commissioner Koenigshofer, the minutes of February 7, 2013 meeting were approved as submitted.

6. **Ad Hoc Committee Reports.**

- **FY 12/13 Annual Report/Audit Report Review** (Anderson, Kapolchok)  
Commissioner Anderson reported receiving a response from the County Auditor Controller Treasurer Tax Collector David Sundstrom to the District's letter requesting clarification on the County's decision determining that the District is a component unit of the County. The Ad-Hoc Committee will meet with District Counsel Botz to discuss the matter further.
- **Investment (Mendoza)** – Commissioner Mendoza will meet with the District's incoming Fiscal and Administrative Services Manager to discuss investment policy and opportunities.
- **Review of County Services** (Mendoza) – no update
- **Stewardship (Mendoza)** – Commissioner Mendoza requested a meeting with Stewardship Program Manager Sheri Emerson to address the District's financial obligations and funding strategy for properties the District owns in fee and for properties that have not been transferred to another entity.

7. **Closed Session.**

The Commission adjourned to closed session at 5:12 pm.

8. **Report on Closed Session.**

**Resolution No. FOC 2013-02**

The Commission reconvened at 6:05 pm. Commissioner Mendoza reported that the proposed acquisition price for the purchase of fee title to the Cresta II property and a temporary access easement does not exceed Fair Market Value. All commissioners present concurred.

9. **Suggested Next Meeting.**      **April 4, 2013**

10. **Adjournment.**

Commissioner Mendoza adjourned the meeting at 6:15 pm.

Respectfully submitted,

Sue Jackson  
Deputy Clerk