



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 meeting of May 2, 2013

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

Commissioners Present: Mike Sangiacomo, Jean Kapolchok, Bob Anderson, Eric Koenigshofer, Jeff Owen (alternate).

Staff Present: Bill Keene, General Manager; Mary Dodge, Administrative & Fiscal Services Manager; James Botz, District Counsel; Misti Arias, Program Manager-Acquisition; Sara Press, Associate Planner – Acquisition (arrived at 5:15 pm); Stuart Martin, Land Acquisition Specialist (arrived at 6:10 pm); Sue Jackson, Deputy Clerk.

Also Present: Geoff Hornsby, MAI, SRA, SR/WA (Item 8)

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

Item 10 was moved ahead of Items 7 and 8.

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

General Manager Bill Keene made the following announcements:

- The Coastal Conservancy has approved funding toward the protection of Preservation Ranch, a 19,652-acre property located outside Annapolis (Supervisorial District 5), currently owned by CalPERS. The District will seek approval to fund \$4 million. Other funding sources include: \$10 million from the Coastal Conservancy, \$6 million from the Conservation Fund, \$1 million from the Gordon and Betty Moore Foundation, \$4 million from the state Wildlife Conservation Board, \$1 million from Sonoma Land Trust. The Conservation Fund will ultimately own and manage the property.
- On May 13th and May 17th, an Economic Value of Land Conservation workshop will be held at the District Office. Funding is provided by the Gordon and Betty Moore Foundation. Karen Gaffney is the District point-of-contact.

3. **Public Comment.**

There was none.

4. **Correspondence/Communication.**

There was none.

5. **Approval of Commission Minutes.**

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

6. **Initial Public Access and O & M Costs.**

Mary Dodge requested that the Commission establish an Ad Hoc Committee that would allow the Commission to complete the change in Paragraph 3.A.(2) of their charter to "Review the District's expenditures for operations and maintenance to assure compliance with Paragraph 6 of the 2006 Expenditure Plan and the District's Resolution No. 07-0666, dated August 7, 2007." Commissioners Anderson and Koenigshofer were appointed to the Committee.

7. **Ad Hoc Committee Reports.**

- FY 12/13 Annual Report/Audit Report Review (Anderson, Kapolchok)
Nothing new to report.
- Investment (Mendoza)
Nothing new to report.
- Review of County Services (Mendoza)
Nothing new to report.
- Stewardship (Mendoza)
Commissioner Sangiacomo was appointed to the Stewardship Ad Hoc committee.

8. **Active/Pending Projects Update.**

General Manager Keene provided an update of active and pending projects.

9. **Closed Session.**

The Commission adjourned to closed session at 5:15 pm to review the Forever Forestville appraisal and reconvened at 6:00 pm.

The Commission adjourned to closed session at 6:10 pm to review the Preservation Ranch appraisal and reconvened at 7:15 pm.

10. **Report on Closed Session.**

Forever Forestville:

Resolution 2013-04

The Chair reported that the Commission reviewed the Forever Forestville appraisal and gave direction to staff. On a motion by Commissioner Koenigshofer and second by Commissioner Kapolchok, the Commission approved the resolution with all present in favor.

At 6:05 pm., Commission Koenigshofer recused himself from the Preservation Ranch closed session discussion. Having consulted with the FPPC and District Counsel regarding a possible conflict of interest, Commissioner Koenigshofer reported that, while the FPPC found there is no conflict of interest, he would not participate, thereby avoiding the appearance or concern of a conflict.

Preservation Ranch:

Resolution 2013-03

The Chair reported that the Commission reviewed the Preservation Ranch appraisal documents and gave direction to staff. On a motion by Commissioner Anderson and second by Commissioner Kapolchok, the Commission approved the resolution with all present in favor.

11. **Suggested Next Meeting.** June 6, 2013

12. **Adjournment.**

Commissioner Sangiacomo adjourned the meeting at 7:20 pm.

Respectfully submitted,

Sue Jackson
Deputy Clerk