

**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 Meeting of May 15, 2014**

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

Commissioners Present: Anderson, Koenigshofer, Mendoza, Swanhuysen, Owen (alternate).

Staff Present: Bill Keene, General Manager; Mary Dodge, Administrative & Fiscal Services Manager; Misti Arias, Program Manager – Acquisition; Sheri Emerson, Program Manager – Stewardship; Sara Press, Associate Planner – Acquisition; Sue Gallagher, Deputy County Counsel; James P. Botz, District Special Counsel; Christine Minkel, Administrative Aide to the Commission; Sue Jackson, Deputy Clerk.

Other County Representatives: Caryl Hart, Director of Regional Parks; Jim Nantell, Deputy Director of Regional Parks; Bert Whitaker, Regional Parks Park Manager; Steve Ehret, Park Planning Manager

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.**

General Manager Bill Keene made the following announcements:

- Amy Ricard has joined the District as the Community Relations Specialist.
- Supervisor Carrillo, Ms. Hart and Mr. Keene facilitated a community meeting in Valley Ford to hear comments regarding public access on the Bordessa property.
- The Board of Directors approved the East Slope segment of the Sonoma Mountain Ridge Trail easement. The southernmost portion of the project is land owned by Mr. Theodore Eliot and Mrs. Patricia Eliot, and was donated by them to construct a trail loop.
- The LiDAR Project (Light Detection and Ranging) will be rolled out in the next few weeks. The Project is a collaboration between several County of Sonoma departments and public entities.
- The Stewardship Reserve Review contract is scheduled to go before the Board of Directors for approval on June 17, 2014.

3. **Public Comment.**

There was none.

4. **Correspondence/Communication.**

No correspondence or communication was received by the Commission since receipt of a letter from Supervisor Zane on May 1, 2014. Commissioner Swanhuysen questioned how a response would be prepared for Supervisor Zane, particularly regarding information therein that may be erroneous. Mr. Keene responded that he will address the matter with Supervisor Zane's District Director, Michelle Whitman.

5. **Approval of Commission Minutes.**

On a motion by Commissioner Anderson and second by Commissioner Swanhuysen, the minutes of May 1, 2014 were approved as submitted with one correction, i.e., the numbering of items was corrected.

6. **Ad Hoc Committee Reports.**

Investment and Long Term Planning (Mendoza/Owen)

The committee met on May 13, 2014 (Owen, Dodge) with Jonathan Kadlec (Assistant Treasurer-Tax Collector) and Paul Cocking (Investment and Debt Manager) and discussed the County's March 31, 2014 Quarterly Investment Report as well as investment activities and potential investment opportunities. The committee will follow up with the Assistant Treasurer regarding opportunities for long term investing of the Stewardship Reserve funds in order to maximize the interest rate on funds not required for use until 2031.

Review of County Services (Mendoza)

Nothing to report.

Stewardship (Mendoza/Sangiaco)

Nothing to report.

Initial Public Access/Operations and Maintenance (Anderson, Koenigshofer)

The committee met on May 9, 2014 (Anderson, Koenigshofer, Keene, Arias, Emerson, Botz). The meeting is part of an on-going discussion of IPA/O&M.

Annual Report/Audit Report Review (Anderson)

Nothing to report.

Matching Grant Program (Koenigshofer/Owen)

Nothing to report.

7. **Current Projects Update.**

Ms. Arias reported on two conservation easement projects that were advanced to "active" status on April 17, 2014, by the Candidate Prioritization Committee:

- Buttke Dairy, approximately 330 acres, south of the City of Sebastopol.
- Howlett Tree Farm, approximately 1400 acres on the north Sonoma coast, bordering Buckeye Forest.

8. **Lawson Property Transfer Funding Request.**

Sara Press provided an overview of the \$600,895 in funding requested by Regional Parks for capital improvements to support initial public access, and for operations and maintenance, for

three years following transfer from the District to the County. Ms. Press included a recap of funding commitments that have occurred to date, which are a \$100,000 endowment donated by the seller to assist in opening the property to the public, and a \$100,000 match from the District to cover endowment and stewardship costs.

Caryl Hart (Regional Parks Director), Bert Whitaker (Regional Parks Park Manager) and Steve Ehret (Regional Parks Park Planning Manager) provided additional detail on planning, construction, and anticipated operation and maintenance. Regional Parks is proposing six docent-led outings per year during the time that the property is not open to the general public.

There was additional discussion about landowner outreach, the balance between public access and landowner concerns, how costs from the County were derived, and long-term funding resources.

9. **Closed Session.**

The Commission adjourned to closed session at 6:30 pm.

10. **Report on Closed Session.**

The Commission reconvened to Open Session 7:40 pm and reported the following:

Lawson Property Transfer of Interests

**Resolution No. 2014-007**

On a motion by Commissioner Koenigshofer and second by Commissioner Anderson, the Commission determined that it can be reasonably concluded that the cumulative value of the Encumbrances is not less than the fair market value of the Property, provided that (a) all revenues generated on the Lawson and Johnson properties are reinvested on those properties for operations and maintenance and recreational and educational programs; and (b) uses on Lawson are consistent with the original purpose of the Johnson Conservation Easement.

The vote was as follows:

SANGIACOMO: Absent SWANHUYSER: No ANDERSON: Aye KOENIGSHOFER: Absent  
MENDOZA: Aye OWEN: Aye

(Commissioner Koenigshofer left the meeting during the Closed Session prior to the vote.)

11. **Suggested Next Meeting.**                      **June 5, 2014**

12. **Adjournment.**

Commissioner Mendoza adjourned the meeting at 7:55 pm.

Respectfully submitted,

Sue Jackson  
Deputy Clerk