

# SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

## COMMISSIONERS

Mike Sangiacomo (Sonoma)  
Todd Mendoza (Petaluma)  
Dee Swanhuyser (Sebastopol)

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

## APPROVED

### Minutes for Meeting of August 7, 2014

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

Commissioners Present: Anderson, Koenigshofer, Mendoza, Sangiacomo, Swanhuyser (arrived at 5:15pm), Owen (Alternate).

Staff Present: Bill Keene, General Manager; Misti Arias, Program Manager – Acquisition; Stuart Martin, Land Acquisition Specialist; Sara Press, Associate Planner – Acquisition; Kathleen Marsh, Stewardship Coordinator; Sue Gallagher, Deputy County Counsel; Lisa A. Pheatt, Deputy County Counsel; Kathleen Marsh, Stewardship Coordinator; Christine Minkel, Administrative Aide to the Commission; Sue Jackson, Deputy Clerk.

Also Present: Caryl Hart, Director-Sonoma County Regional Parks; James Nantell, Deputy Director-Sonoma County Regional Parks; Bert Whitaker, Park Manager; Steve Ehrett, Park Planning Manager; Michelle Whitman, District Director, 3<sup>rd</sup> District; Geoff Hornsby, Appraiser.

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 Keene made the following announcements:

- On August 5, 2014, the Board of Directors approved the construction of the east slope segment of Sonoma Mountain Ridge Trail (Phase 1) Project.
- On August 19, 2014, the District Management Review and the District Internal Audit will be presented to the Board of Directors. Mr. Keene encouraged commissioners to attend.

3. **Public Comment.**

There were no comments related to items not on the agenda.

Caryl Hart, Director of Regional Parks, requested and was given time to comment at this time on Agenda Item 6. North Sonoma Mountain (Closed Session) and Agenda Item 8. North Sonoma Mountain Transfer Funding Request (Open Session).

Ms. Hart addressed the Commission regarding revenue from existing cell tower lease agreements on a portion of the property, and whether or not this revenue would be part of the transfer agreement. She recommended that the cell towers lease revenue transfer with the property, and she provided rationale to support her recommendation.

4. **Correspondence/Communication.**

There was none.

5. **Approval of Commission Minutes.**

On a motion by Commissioner Anderson and second by Commissioner Koenigshofer, the minutes of the July 10, 2014 were approved as submitted.

6. **Closed Session.**

The Board adjourned to closed session at 5:20 pm.

**Conference with Real Property Manager**

Property: Jones Dairy

Address: 300 Davis Lane, Penngrove

APN: 047-241-001-000

Owners: Carolyn M. Almeida, as Trustee of the Carolyn M. Almeida 1955 Trust  
Linda L. Almeida, as Trustee of the Linda L. Almeida Revocable Living Trust,  
Sharon Almeida, Trustee, the G. L. Joy Trust

Negotiating Parties:

Owners' Representative: Jeff and Kim Jones

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

**Under Negotiation**

Transfer of interests in real property by the Open Space District. The Commission will give instruction to its negotiator(s) on the price. (*Government Code Section 54954.5(b)*).

**Following the closed session discussion of Jones Dairy and prior to the closed session discussion of North Sonoma Mountain, Commissioner Swanhuysen recused herself.**

**Conference with Real Property Manager**

Property: North Sonoma Mountain

Address: 5297 Sonoma Mountain Road, Santa Rosa 95405

APN: 049-030-097, 136-190-012, 136-190-014, 055-130-009  
136-191-003, 136-191-008, 136-190-015, 136-190-016

Owner: Sonoma County Agricultural Preservation and Open Space District

Negotiating Parties:

Owner/District Representative: William J. Keene, General Manager

Sonoma County Regional Parks: Caryl Hart, Director

**Under Negotiation**

Transfer of interests in real property by the Open Space District. The Commission will give instruction to its negotiator(s) on the price. (*Government Code Section 54954.5(b)*).

7. **Report on Closed Session.**

The Commission reconvened to Open Session at 6:40 pm.

**Jones Dairy:** On a motion by Commissioner Koenigshofer, the commission determined that the acquisition price for the conservation easement on the Jones Dairy Property does not exceed Fair Market Value.

**North Sonoma Mountain:** The commission gave instruction to staff to continue negotiations with Regional Parks.

8. **North Sonoma Mountain Transfer Funding Request.**

The Commission reviewed the Operations and Maintenance/Initial Public Access funding requested by Regional Parks and determined that the District must either retain the lease income of the cell towers on the Walsh property, or must be compensated for its current value. The Commission proposed alternatives for funding and directed staff to hold further discussion with Regional Parks.

9. **Curerri Transfer Funding Request.**

The Commission reviewed the Operations and Maintenance/Initial Public Access funding requested by Regional Parks. The transfer will advance to the Board of Directors for approval.

10. **Assignment of Commissioners to Fill Ad Hoc Committee Vacancies.**

Annual Report/Audit Report Review: Commissioner Swanhuysen was appointed to the committee. Commissioner Anderson will continue to serve on the committee.

Review of County Services: Commissioner Koenigshofer was appointed to the committee. Commissioner Mendoza will continue to serve on the committee.

The Commission discussed the structure of a temporary advisory (“ad hoc”) committee and how it differs from a meeting of a legislative body, i.e., that it serves a limited or single purpose, that it is not perpetual, that it is composed of less than a quorum and that it will be dissolved once its specific task is completed and as such, is not subject to the Brown Act. Recommendations or information discussed at an ad hoc committee meeting are reported to the Commission for potential further action.

11. **Communication & Processes: Discussion/Commission Input.**

The item was tabled until the next regular meeting.

12. **Next Meeting.** September 4, 2014

13. **Adjournment.**

Commissioner Mendoza adjourned the meeting at 8:10 pm.

Respectfully submitted,

Sue Jackson  
Deputy Clerk