

**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 September 8, 2016

Commissioners Present: Bob Anderson, Chair; Todd Mendoza, Vice Chair; Dee Swanhuysen, Chair Pro Tem; Eric Koenigshofer (5:15 pm arrival); Jeff Owen, Alternate.

Staff Present: Bill Keene, General Manager; Mary Dodge, Administration and Fiscal Services Manager; Karen Gaffney, Program Manager – Planning; Misti Arias, Program Manager – Acquisition; Stuart Martin, Land Acquisition Specialist; Jennifer Kuszmar, Associate Planner – Matching Grant Coordinator; Lisa Pheatt, Counsel; Sue Jackson, Deputy Clerk/Recorder.

Also Present: Lloyd de Llamas, Executive Chairman, Hinderliter, de Llamas & Associates
Howard Levy, Ward Levy Associates
Regina de la Cruz, Duane DeWitt

1. **Call to Order.**

Commissioner Anderson called the meeting to order at 5:04 pm.

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

Item 12. Closed Session was moved to occur between Item 9. Ad Hoc Committee Reports, and Item 10. Nathanson Creek Matching Grant Agreement.

3. **General Announcements Not Requiring Deliberation or Decision.**

Bill Keene announced the following items scheduled for review by the Board of Directors:

September 13, 2016

Nathanson Creek Matching Grant Agreement

Pole Mountain Funding Agreement

September 20, 2016

Amendment to Land Maintenance Services Contract with Regional Parks

September 27, 2016

Estero Ranch Mitigation

Bay Day Proclamation Gold Resolution

October 25, 2016

2016 Matching Grant Program Funding Recommendations

November 15, 2016

APOSD Land Management Services Agreement

December 6, 2016

Calabazas Creek and Poff Ranch Management Plan Approvals and CEQA Adoptions
Mr. Keene also announced:

- Two youth members have been appointed to the Advisory Committee. They are Annaleigh Nguyen (a sophomore) and Regan Connell (a senior). Both attend Montgomery High School in Santa Rosa.
- The Board of Directors approved the Stewarts Point Easement Acquisitions.
- The District has hired Judy Bellah, a Marketing Specialist Extra Help, for a one-year period, to provide assistance to the Planning Program.
- Commissioner Swanhuysen, who has served on the Commission since April, 2014, will be leaving the position. On behalf of the District, he thanked Ms. Swanhuysen for her service on the Commission.
- Regina de la Cruz is expected to be appointed to the Commission at the Board of Directors' October 4, 2016 meeting.
- In response to commissioner comments received at the July 21st meeting regarding the SMART Matching Grant revision, Counsel and staff drafted revised language (attached hereto). The revised language was read aloud.

4. **Public Comment.**

Duane De Witt addressed the Commission, stating his concern that property at 1370 Burbank Avenue is being marketed at an inflated rate. He stated that this concern is based on his belief that the prices paid for previous acquisitions in this area by public agencies were also inflated. He encouraged public agency partners to use a current appraisal with current market comparisons for the purchase of this property.

5. **Correspondence/Communication.**

There was none.

6. **Approval of Commission Minutes.**

On a motion by Commissioner Swanhuysen and second by Alternate Commissioner Owen, the minutes of July 21, 2016, were approved as submitted.

7. **Financial Report.**

The commissioners reviewed the County Enterprise Finance System Preliminary June 30, 2016 Balance Sheet and the Budget to Actual report prepared by Mary Dodge. Ms Dodge reported that Maze and Associates, the District's external auditors completed their annual field work on August 24, 2016 and, at this time, there are no issues to report.

8. **HdL Companies-Transaction Tax Audit and Information Services.**

Lloyd de Llamas, the Executive Chairman of HdL and Associates, reviewed sales tax revenue statewide, by industry and by business type, with a focus on revenue generated under Measure F. A discussion of statewide economic trends and the District agency trend followed.

9. **Ad Hoc Committee Reports.**

No meetings were held.

12. **Closed Session.** (Taken Out of Order)

Conference with Property Manager – Wendle Property

The Commission adjourned to Closed Session at 6:00 pm and reconvened to Open Session at 6:15 pm. The matter was continued to a later date, pending receipt of certain documents that were not available at this time.

13. **Report on Closed Session.** (Taken Out of Order)

There was no report. See Item 12.

10. **Nathanson Creek Matching Grant Agreement.**

Jennifer Kuszmar presented an update of the Nathanson Creek restoration project, the second matching grant project for this property. The first matching grant project was executed in 1999. This second project was approved as part of the 2014 Program cycle. With the District's matching grant funding, riparian restoration of the Nathanson Creek Preserve will be complete.

11. **Conservation Plan/Comprehensive Plan Update.**

At the Commission's request at a previous meeting, Karen Gaffney provided an overview and update of the District's Conservation Plan and Comprehensive Plan. The presentation was presented to the District's Board of Directors on November 17, 2015. The commissioners requested additional information on some components of the plan, and gave feedback on how some aspects could be presented differently.

14. **Suggested Next Meeting.** **October 13, 2016**

15. **Adjournment.**

The meeting adjourned at 7:50 pm.

Respectfully submitted,

Sue Jackson
Deputy Clerk