

**SONOMA COUNTY OPEN SPACE
FISCAL OVERSIGHT COMMISSION**

COMMISSIONERS

Mike Sangiacomo (Sonoma)
Todd Mendoza (Petaluma)
Regina De La Cruz (Rohnert Park)

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

APPROVED

Minutes for the Meeting of October 13, 2016

Commissioners Present: Bob Anderson, Chair; Todd Mendoza, Vice Chair; Eric Koenigshofer; Regina De La Cruz

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

Also Present: Elizabeth Tyree, Sonoma County Regional Parks
Russ Pinto, Sonoma County Regional Parks
Nicolas Oliver, Legal Fellow, County Counsel
Howard Levy, Ward Levy Associates
Duane De Witt, Roseland Action

1. **Call to Order.**

Commissioner Anderson called the meeting to order at 5:03 pm.

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

There were none.

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

Bob Anderson welcomed Commissioner De La Cruz, newly appointed by Supervisor Shirlee Zane. Ms. De La Cruz has been employed by the County of Sonoma – Permit and Resource Management Division. She has served on numerous committees and commissions.

Bob Anderson attended an event on October 7th that was also attended by Representative Sam Farr, a member of the U.S. House of Representatives for many years. Previously, (1980-1993) he was a member of the California State Assembly, during which time he authored legislation that was used to fund the District through the Open Space Authority.

Bill Keene announced the following agenda items scheduled for future Commission meetings:

- November 2016 – the Stewardship Reserve Calculation
- December 2016 – the Mitigation Policy

- January 2017 – Comprehensive Plan Kick-off – tentatively scheduled as a special meeting to include District Founders, the Advisory Committee, and the public.

4. **Public Comment.**

Duane De Witt addressed the Commission regarding property at 1370 Burbank Avenue which he understands is being considered for acquisition by the City of Santa Rosa at a highly inflated rate. He quoted the last sale of the property at \$137,000, and the City's current consideration of paying \$2 million for the property. He urged the Commission to be conservative in evaluating comparable sales figures, thereby allowing funding for projects that have been started, but remain unfinished.

5. **Correspondence/Communication.**

There was none.

6. **Approval of Commission Minutes.**

On a motion by Commissioner Mendoza and second by Commissioner Koenigshofer, the minutes of September 8, 2016 were approved as submitted.

7. **Financial Report.**

The commissioners reviewed the financial report, "Consolidated Balance Sheet – District and OSSTA Funds, August 30, 2016" and the "Preliminary Consolidated District and OSSPA Budget to Actual for Two Months Ended August 30, 2016" prepared by Mary Dodge. Ms. Dodge reported that the draft financial statements prepared by Maze and Associates are complete and ready for review and approval by the Report/Audit Report Review committee prior to submission to the Board of Directors for approval.

8. **Ad Hoc Committee Reports.**

No meetings were held.

Commissioner Anderson appointed Alternate Commissioner Owen to the Annual Report/Audit Report Review committee.

Ms. Arias recommended that the Matching Grant Program committee remain intact to provide continuity in reviewing projects currently under consideration for final approval.

9. **2016 Matching Grant Recommendations.**

Ms. Kuzmar presented an overview of the projects submitted for consideration by the District's Matching Grant Program funding, including the District's rationale for each application's acceptance and rejection. The Commission recommended certain changes to staff recommendations specifically related to the Southeast Santa Rosa Greenway project, i.e., that approval for its funding be postponed until such time that the estimated value of the property is known. Further, while the Advisory Committee recommended partial funding for Andy's Unity Park, the Commission recommended that the project be fully funded. The District will present its recommendations to the Board of Directors and request approval for the funding at the October 25, 2016 BOD meeting. On a motion by Commissioner Anderson that the Commission's recommendation be included in the Board report was passed, with Commissioners Anderson, Mendoza and Koenigshofer voting "Aye" and Commissioner De La

Cruz voting "No." The Commission was in agreement with Staff recommendations for the remaining project applications.

10. **Closed Session.**

Conference with Property Manager – Wendle Property

The Commission adjourned to Closed Session at 6:35 pm. and reconvened to Open Session at 7:30 pm.

11. **Report on Closed Session.**

The Commission reconvened to Open Session at 7:30 pm and reported the following:

Wendle Property

Resolution No. 16-

On a motion by Commissioner Koenigshofer and second by Commissioner Mendoza, the Commission determined that the District's contribution for the proposed acquisition does not exceed fair market value of open space interested being acquired by the District.

Ayes: 3 Noes: 1 Abstain: 0 Absent: 2

Anderson: Aye Koenigshofer: Aye Mendoza: Aye De La Cruz: No

12. **Suggested Next Meeting.** **November 3, 2016**

15. **Adjournment.**

The meeting adjourned at 7:45 pm.

Respectfully submitted,

Sue Jackson
Deputy Clerk