



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

COMMISSIONERS

Mike Sangiacomo (Sonoma)
Jean Kapolchok (Santa Rosa)
Bob Anderson (Healdsburg)

Patty Fata (Bodega Bay)
Todd Mendoza (Petaluma)
Jeff Owen (Alternate)

Minutes for meeting of December 6, 2012

Commissioner Anderson called the Fiscal Oversight Commission meeting to order at 5:05 pm.

Commissioners Present: Bob Anderson, Patty Fata (5:08 pm arrival; 5:50pm departure), Jean Kapolchok, Todd Mendoza (5:35 pm arrival), Jeff Owen, Mike Sangiacomo.

Staff Present: Bill Keene, General Manager; Misti Arias, Conservation Program Manager; Lisa Pheatt, Deputy County Counsel; Jim Botz, District Counsel; Sara Press, Associate Planner; Eileen Odell, Fellow, County Counsel; Stuart Martin, Land Acquisition Specialist; Sue Jackson, Deputy Clerk.

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:

- At the November 20, 2012 meeting, the Board of Directors approved the Fee Land Strategy. Mr. Keene thanked Commissioner Anderson for addressing the Board in support of the District's work and accomplishments through changing economic times.
- At the November 20, 2012 meeting, the Board of Directors received an update on the Gordon and Betty Moore Foundation Grant and authorized the District to enter into expenditure agreements with Earth Economics, Alnus Ecological, and an agreement for income from the Santa Clara County Open Space Authority. The agreements pertain to assessing the economic valuation of conservation.
- Pending approval by the Healdsburg City Council at their meeting on December 10, 2012, the Fitch Mountain acquisition and transfer will be heard by the Board of Directors on December 11, 2012.

3. **Public Comment.**

There was none.

4. **Correspondence/Communication.**

The Commission presented outgoing Commissioner Fata with a resolution, thanking her for her service on the Open Space Authority and on the Fiscal Oversight Commission.

5. **Approval of Commission Minutes.**

On a motion by Alternate Commissioner Owen and second by Commissioner Kapolchok, the minutes of November 8, 2012, were approved as corrected, with Commissioners Sangiacomo, Anderson, and Kapolchok abstaining.

6. **Ad Hoc Subcommittee Reports.**

- Annual Report/Audit Report Review: Commissioner Anderson reported that the subcommittee received the FY 11/12 audit report prepared by Maze Associates. The subcommittee will develop their Annual Report for submission with the Audit Report to the Board of Directors in early April.
- Investment: did not meet
- Review of County Services: did not meet
- Stewardship: did not meet
- Fee Land Transfer: Commissioners Owen and Kapolchok reported that the subcommittee met on Nov 26, 2012, during which they reviewed the overall Fee Land Strategy, including fee land transfer processes, related transfer transactions, the FOC's approach in future transfers, and specifically the Montini Open Space Preserve transfer and the Taylor Mountain Regional Park and Open Space Preserve transfer.

7. **Recreational Fee Land Transfer Procedures.**

Conservation Program Manager Misti Arias presented an introduction to the District's Recreational Fee Title Transfer process. Using District-owned properties as examples, Ms. Arias described how the conservation value is estimated, based on values and certain assumptions. She outlined a process whereby the Commission can determine that the District is receiving at least fair market value for a restricted fee interest that it is conveying.

The Commission reviewed and adopted resolution language that would be used if a proposed transfer contained all the characteristics identified in the process. The Commission requested that the verbiage in #2 of the proposed resolution be clarified to read as follows:

"2. Fair Market Value Determination. It can be reasonably concluded that the cumulative value of the Encumbrances is not less than the fair market value of the property."

8. **Closed Session.**

The Commission adjourned to closed session at 5:50 pm, at which time Commissioner Fata departed the meeting.

9. **Report on Closed Session.**

Resolution No. FOC 2012-003

The Commission reconvened at 6:20 pm. Commissioner Anderson reported that the proposed transfer of the Montini Open Space Preserve to the City of Sonoma fulfills the District's requirements. On a motion by Commissioner Mendoza and second by Alternate Commissioner Owen the resolution was adopted as revised.

10. **Suggested Next Meeting.** **January 10, 2013**

11. **Adjournment.**

Commissioner Anderson adjourned the meeting at 6:25 pm.

Respectfully submitted,

Sue Jackson
Deputy Clerk