



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION  
COMMISSIONERS

Mike Sangiacomo  
Todd Mendoza  
Vacant

Brian Ling  
Jorge Inocencio  
Jeff Owen

REGULAR MEETING AGENDA

December 5, 2024 | 5:00 p.m.

MEMBERS OF THE PUBLIC MAY PARTICIPATE VIA ZOOM OR IN PERSON

The December 5, 2024 Fiscal Oversight Commission Meeting will be conducted in person at Ag + Open Space's office located at 747 Mendocino Avenue, Santa Rosa, CA. The public may also participate virtually through Zoom.

Members of the public can watch or listen to the meeting using one of the two following methods:

1. JOIN THE ZOOM MEETING

On your computer, tablet or smartphone by clicking

<https://sonomacounty.zoom.us/j/94827319733?pwd=S3Jja1JneVE0ZHhMbHliZTZsMVB3QT09> password: cows707

If you have a Zoom account, click Join Meeting by number: 948 2731 9733 password: cows707

Call-in and listen to the meeting: Dial (669) 900-9128 Enter meeting ID: 948 2731 9733

2. ATTEND IN PERSON:

Members of the public may attend in person at Ag + Open Space's office at 747 Mendocino Avenue, Santa Rosa, CA in the large conference room.

**Public Comment During the Meeting:** You may email public comment to [Sara.Ortiz@sonoma-county.org](mailto:Sara.Ortiz@sonoma-county.org). All emailed public comments will be forwarded to all Commissioners. Please include your name and the relevant agenda item number to which your comment refers. Public Comment may be made live during the Zoom meeting or live, in person, in the Ag + Open Space large conference room. Available time for comments is determined by the Commissioner Chair based on agenda scheduling demands and total number of speakers.

**Disability Accommodation:** If you have a disability which requires an accommodation or an alternative format to assist you in observing and submitting comments at this meeting, please contact Sara Ortiz by phone at (707) 565-7360 or by email to [Sara.Ortiz@sonoma-county.org](mailto:Sara.Ortiz@sonoma-county.org). by 12 p.m. Wednesday, December 4, 2024 to ensure arrangements for accommodation.

**1. Call to Order**

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

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

**4. Public Comment**

The Brown Act requires that time be set aside for public comment on items not agendized.

**5. Correspondence/ Communications**

**6. General Manager's Report**

Misti Arias | General Manager

**7. Approval of Commission Minutes Attachment 1**

**8. Financial Report Attachment 2**

Julie Mefferd | Administrative + Fiscal Manager

**9. Ad Hoc Committee Reports**

Annual Report/Audit Report Review (Owen, Sangiacomo)

Appraisal (Owen, Mendoza)

Matching Grant Program Application Evaluation (Sangiacomo)

Ag + Open Space Endowment (Owen)

**10. Closed Session (Real Property Negotiations - Government Code Section 54956.8)**

Project Name: Mark West Area Community Park

Property Owner: Sonoma Land Trust

Future Owner: Mark West Area Community Fund

Property Address: 4614 Old Redwood Highway, Santa Rosa, CA 95403

Property APN: 058-071-015

Negotiating Parties: Mark West Area Community Fund's Representative: Karen Fies

Sonoma Land Trust's Representative: Georgiana Hale

Ag + Open Space's Representative: Misti Arias, General Manager

Under Negotiation:

Acquisition of Real Property by Ag + Open Space. The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)

**10. Reconvene to Open Session and Report out of Closed Session**

**11. Suggested Next Meeting**

January 9, 2025

**12. Adjournment**

**AGENDAS AND MATERIALS:** Agendas and most supporting materials are available on Ag + Open Space's website at [sonomaopenspace.org](http://sonomaopenspace.org). Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted will be made available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 747 Mendocino Avenue, Santa Rosa, CA.

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SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION  
**COMMISSIONERS**

Mike Sangiacomo  
Todd Mendoza  
Patrick Emery

Brian Ling  
Jorge Inocencio  
Jeff Owen

**UNAPPROVED SPECIAL MEETING MINUTES**

**JOINT FOC/AC MEETING**

**October 24, 2024 | 5:00 pm**

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**COMMISSIONERS PRESENT:** Jorge Inocencio, Jeff Owen, Brian Ling, Todd Mendoza, Patrick Emery

**STAFF PRESENT:** Misti Arias, General Manager; Aldo Mercado, County Counsel; Amy Ricard, Community Resources Manager; Pamela Swan, Grants Coordinator; Sara Ortiz, Fiscal Oversight Commission Clerk.

**1. Call to Order**

Thembi Borrás, Advisory Committee Chair, called the joint meeting to order at 5:03 pm.

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

None.

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

No announcements.

**4. Public Comment**

Chair Borrás opened comments on items not listed on the agenda.

Public comment:

- Dwayne Dewitt

**5. Community Spaces MGP Funding Recommendations**

Amy Ricard, Community Resources Manager | Pamela Swan, Grants Coordinator

Public comment:

- John McEnhill, Sonoma Land Trust
- Karen Fies
- Scott Wilkinson, Santa Rosa Recreation and Parks
- Mimi Enright, UC Master Gardener Program
- Anne Haddix, UC Master Gardener Program
- Toby Stafford
- Adolfo Mendoza, Atlético Santa Rosa Soccer Club
- Michael Reynolds, Russian River Park
- Andrew Rowley, Fieldturf
- Caryl Hart, Occidental
- Mary Szcsey, Occidental
- Imelda Montaña, Russian River Park
- Laura Núñez, Atlético Santa Rosa Soccer Club
- Oscar Deniz, Atlético Santa Rosa Soccer Club

# ATTACHMENT 1

- Efren Carrillo

After deliberation, Jeff Owen motioned to approve the funding recommendation below. Patrick Emery seconded the motion. Commissioners Owen, Emery, and Ling voted aye, Commissioners Inocencio and Mendoza voted nay. The motion carried.

PROJECT	APPLICANT	DISTRICT	TYPE	SCORE MAX = 100	REQUEST	MATCH	TOTAL PROJECT COSTS	FISCAL OVERSIGHT COMMISSION	%	JUSTIFICATION
1 GRATON TOWN SQUARE	Graton Community Services District	5	Acquisition & Improvement (Combination)	84	\$ 750,000	\$ 750,000	\$ 1,500,000	\$ 750,000	100%	Highest scoring project Projects scoring 70+ recommended for 100% funding Acquisition projects prioritized Demonstrated strong Program Intent, Planning & Design and Readiness
2 COLGAN CREEK NEIGHBORHOOD PARK PH 5	City of Santa Rosa	3	Improvement	76	\$ 1,555,000	\$ 4,301,269	\$ 5,856,269		0%	Second highest scoring project Noted previous ~\$4.4M in Community Spaces funds to date
3 MARK WEST AREA COMMUNITY PARK PH 2	Sonoma Land Trust	4	Improvement	73	\$ 300,000	\$ 160,500	\$ 460,500	\$ 300,000	100%	Third highest scoring project, tied with Tom Schopflin Fields Ph 2 Scoring 70+ recommended for 100% funding Demonstrated strong project County Strategic Priorities, Planning and Design, and Readiness
4 TOM SCHOPFLIN FIELDS PH 2	Atlético Santa Rosa Soccer Club	4	Improvement	73	\$ 993,342	\$ 506,658	\$ 1,500,000	\$ 990,000	100%	Third highest scoring project, tied with Mark West Community Park. Score 70+ recommended 100% funding. Demonstrated strong project Need, County Strategic Priorities, Planning & Design and Readiness
5 LOS GUILICOS MASTER GARDENERS' DEMONSTRATION GARDEN	UC Regents	1	Improvement	69	\$ 1,046,084	\$ 523,042	\$ 1,569,126	\$ 210,000	20%	Fifth highest scoring project Demonstrated strong Intent and Needs, relatively low score in Readiness
6 RUSSIAN RIVER COMMUNITY PARK	Sonoma County PI	5	Improvement	68	\$ 1,500,000	\$ 500,000	\$ 2,000,000	\$ 750,000	50%	6th highest scoring project Score between 60-69 recommended for 50% funding. Demonstrated strong Program Intent, Strategic Priorities, relatively lower scores in Planning & Design and Readiness
7 OCCIDENTAL COMMUNITY PLAZA	Sonoma County PI	5	Improvement	53	\$ 700,000	\$ 300,000	\$ 1,000,000		0%	7th highest scoring project Score less than 60 recommended 0% funding. Demonstrated strong project Need, low in Program Intent, County Strategic Priorities, and Readiness
<b>TOTAL REQUESTED</b>					\$ 6,844,426			\$ 3,000,000		FOC recommendation aligns with 2024 budget.
Initial Budget					\$ 3,000,000			\$ 3,000,000		
Difference					\$ (3,844,426)				0	

## 6. Adjournment

Thembi Borrás adjourned the meeting at 7:44 pm.

## 7. Suggested Next Meeting

December 5, 2024

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**ATTACHMENT 2**

Sonoma County Agricultural Preservation and Open Space District  
 Consolidated Balance Sheet - District and OSSTA Funds  
 October 31, 2024

<b>Assets</b>	
Cash and Investments	\$86,814,891
Accounts Receivable	44,910
Other Current Assets	32,562
Intergovernmental Receivables	<u>2,986</u>
<b>Total Assets</b>	<u><u>\$86,895,350</u></u>
<b>Liabilities and Fund Balance</b>	
Current Payables	\$28,891
Other Current Liabilities	2,087
Due to Other Governments	101,716
Deferred Revenue	2,986
Long-Term Liabilities	<u>0</u>
<b>Total Liabilities</b>	<u>135,680</u>
<b>Fund Balance</b>	
Nonspendable	32,562
Restricted - District Activities	<u>86,727,108</u>
<b>Total Fund Balance</b>	<u>86,759,670</u>
<b>Total Liabilities and Fund Balance</b>	<u><u>\$86,895,350</u></u>

\*\*\*\*\*

<b>Cash by Fund</b>	
OSSTA - Measure F	\$58,224,291
Open Space District	3,250,146
Stewardship Reserve*	7,500,000
Cooley Reserve	166,606
Operations and Maintenance	<u>17,673,848</u>
<b>Total Cash by Fund</b>	\$86,814,891

\*On July 1, 2015 the County of Sonoma Measure F Sales Tax Refunding Bonds, Series 2015 were issued. The transaction provided a savings of \$13.6 million, in part by following the Commission's recommendation of paying down \$30 million in principal, as well as obtaining a lower interest rate. The Commission recommended using the \$10 million in the Stewardship Reserve Fund as part of the \$30 million paydown. Additionally, the Commission directed use of the \$7.5 million annual savings resulting from the shortened term to fund the Stewardship Reserve beginning in the fiscal year 2024-2025. FOC Minute Order #13 dated May 14, 2015 reflects this direction.

## ATTACHMENT 2

Sonoma County Agricultural Preservation and Open Space District  
 Consolidated District and OSSTA Budget to Actual  
 For the Four months ended October 31, 2024  
 33% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Budget Remaining
<b>Revenues</b>					
Tax Revenue *	\$32,390,873	\$5,513,816		\$26,877,057	82.98%
Intergovernmental	21,371,253	0		21,371,253	100.00%
Use of Money & Prop	245,000	861,549		(616,549)	-251.65%
Miscellaneous Revenues	5,430,000	43,934		5,386,066	
Other Financing Sources	4,361,237	0		4,361,237	100.00%
<b>Total Revenues</b>	<b>63,798,363</b>	<b>6,419,300</b>		<b>57,379,063</b>	<b>89.94%</b>
<b>Expenditures</b>					
Salaries and Benefits	7,578,212	1,993,936	\$0	5,584,277	73.69%
Services and Supplies	15,676,574	966,665	8,534,328	6,175,581	39.39%
Other Charges	23,320,085	-	121,889	23,198,196	99.48%
Capital Expenditures**	45,893,352	7,845,990	93,352	37,954,010	82.70%
Other Financing Uses	462,031			462,031	100.00%
<b>Total Expenditures</b>	<b>92,930,254</b>	<b>10,806,591</b>	<b>8,749,568</b>	<b>73,374,095</b>	<b>78.96%</b>
<b>Net Earnings (Cost)</b>	<b>(\$29,131,891)</b>	<b>(4,387,291)</b>	<b>(\$8,749,568)</b>	<b>(\$15,995,031)</b>	
Beginning fund balance		91,146,961			
<b>Ending Fund Balance</b>		<b>\$86,759,670</b>			

Note: Sales tax collected as of October 31, 2023 was \$6,176,067. Current collections are 10.72% below the prior year. There continue to be collection and timing issues with CDTFA.

(California Department of Tax and Fee Administration)

\*\*Capital expenditure breakdown

Keiser Park Exp 2	\$ 652,729
Russian River Redwoods	6,188,443
SE SR Greenway - MGP/CS	1,004,818
	<u>\$ 7,845,990</u>