



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

Mike Sangiacomo  
Todd Mendoza  
Brian Ling

Patrick Emery  
Jorge Inocencio  
Jeff Owen

**APPROVED MINUTES**

**February 5, 2026 | 5:00 pm**

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**COMMISSIONERS PRESENT:** Jorge Inocencio, Patrick Emery, Jeff Owen, Mike Sangiacomo, Brian Ling

**STAFF PRESENT:** Misti Arias, General Manager; Lisa Pheatt, County Counsel; Aldo Mercado, County Counsel; Pierre Ratte, Acquisition Specialist; Jennifer Kuszmar, Acquisition Manager; Jennifer Murray, Client Accounting Manager - County of Sonoma; Sara Ortiz, Fiscal Oversight Commission Clerk; Howard Levy, Contract Review Appraiser.

**PUBLIC PRESENT:** Phillip Sales

**1. Call to Order**

Commissioner Ling (Vice Chair) called the meeting to order at 5:00 p.m.

**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**

Phillip Sales gave public comment concerning Shelville Road.

**5. Correspondence/Communications**

**6. General Manager's Report**

- Positive coverage of the Estero Americano in the *SF Chronicle*
- Current Request for Proposals out for the Outings and Education program
- Misti Arias has joined the Together Bay Area Board of Directors
- The Oken Swale Restoration project is complete
- The Chanslor Interim Property Management Agreement with Regional Parks is going to the Board of Directors March 10, 2026
- Vegetation Management took an item to the Board of Directors January 27, 2026. The Vegetation Management Coordinator position was extended

**7. Approval of Commission Minutes**

On a motion from Commissioner Owen and a second by Commissioner Sangiacomo, the minutes from the November 6, 2025 meeting were approved.

**8. Financial Report**

Julie Mefferd gave the financial report.

**9. Audit Staff Report**

Julie Mefferd and Jennifer Murray presented the audit staff report and answered questions.

#### **10. Ad Hoc Committee Reports**

No Committee reports.

#### **11. Creation of Ad Hoc Committees for 2026 and Assignment of Commissioners**

Annual Report/Audit Report Review (Owen, Sangiacomo)

Appraisal (Owen, Mendoza)

Matching Grant Program Application Evaluation (Emery, Inocencio)

Public Access Audit (Inocencio, Ling)

#### **12. Review of Rules of Governance**

The Commission reviewed the Rules of Governance.

#### **13. Election of Officers**

On a motion by Commissioner Sangiacomo and a second by Commissioner Emery, Commissioner Ling was elected Chair.

Commissioner Emery was elected Vice Chair.

Commissioner Inocencio was elected Chair Pro Tempore.

#### **14. Projects in Negotiation**

Jennifer Kuszmar presented the projects in negotiation.

#### **15. Adjourn to Closed Session (Real Property Negotiations - Government Code Section 54956.8)**

The Commission entered into Closed Session at 5:44 pm.

#### **16. Report of Closed Session**

The commission reconvened to Open Session at 6:47 pm.

On a motion by Commissioner Emery and second by Commissioner Owen the Commission adopted Resolution No. 2026-001.

Resolution Of The Board Of Commissioners Of The Sonoma County Open Space Fiscal Oversight Commission Determining That The Acquisition Price For The Purchase Of The Bianchi Ranches – Two Rock, Including A Conservation Easement To Be Retained By The Sonoma County Agricultural Preservation And Open Space District, Does Not Exceed Fair Market Value

#### **17. Suggested Next Meeting**

March 5, 2026

#### **18. Adjournment**

The meeting was adjourned at 6:50 pm.

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**DISABLED ACCOMMODATION:** If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Julie Mefferd at 707-565-7368, as soon as possible to ensure arrangements for accommodation.

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