



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo
Todd Mendoza
Brian Ling

Patrick Emery
Jorge Inocencio
Jeff Owen

APPROVED MINUTES

May 7, 2026 | 5:00 pm

COMMISSIONERS PRESENT: Todd Mendoza, Jeff Owen, Jorge Inocencio

STAFF PRESENT: Misti Arias, General Manager; Lisa Pheatt, County Counsel; Pierre Ratte, Acquisition Specialist; Jennifer Kuszmar, Acquisition Manager; Sara Ortiz, Fiscal Oversight Commission Clerk; Dana Burwell, Contract Review Appraiser.

PUBLIC PRESENT: Phillip Sales, Duane Dewitt, Terry Christler

1. Call to Order

Commissioner Inocencio 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

Duane Dewitt gave public comment regarding the Roseland Community Park.

5. Correspondence/Communications

6. General Manager's Report

Three items are going before the Board of Directors on May 12: Colgan Creek Phase 4 Community Spaces Matching Grant Project, Americorps Trail Community Spaces Matching Grant Project, and the Stewardship Assistance Grants.

Ag + Open Space will be transferring funds from the IPAOM Account to the OSSTA Account for the additional expenditures of the Community Spaces Matching Grant Program approved by the Board of Directors.

7. Approval of Commission Minutes

On a motion from Commissioner Mendoza and a second by Commissioner Owen, the minutes from the April 2, 2026 meeting were approved.

8. Financial Report

Julie Mefferd gave the financial report.

9. Ad Hoc Committee Reports

No Ad Hoc Committee Reports.

10. Community Spaces Matching Grant Program Sonoma Schellville Project Overview

Pierre Ratte gave an update on the Sonoma Schellville Project. Terry Christler (Sonoma Schellville resident) and Phillip Sales (retired County Regional Parks employee) gave public comment.

11. AmeriCorps Trail Community Spaces Matching Grant Project

On a motion by Commissioner Owen and second by Commissioner Mendoza the Commission adopted Resolution No. 2026-003.

Resolution Of The Board Of Commissioners Of The Sonoma County Open Space Fiscal Oversight Commission Reconfirming That The District Is Not Paying More, Or Receiving Less, Than Fair Market Value For The Conservation Easement And Recreation Covenant To Be Acquired By The District As A Condition Of Matching Grant Funding For The Americorps Trail Project.

12. Projects in Negotiation

Jennifer Kuszmar presented the projects in negotiation. There are currently 11 Community Spaces Matching Grant projects and 9 conservation easement projects in negotiations.

Adjourn to Closed Session (Real Property Negotiations - Government Code Section 54956.8)

The Commission entered into Closed Session at 5:26 pm.

13. Report of Closed Session

The commission reconvened to Open Session at 6:41 pm.

On a motion by Commissioner Mendoza and second by Commissioner Owen the Commission adopted Resolution No. 2026-004.

Resolution Of The Sonoma County Open Space Fiscal Oversight Commission Determining That The Acquisition Price For The Purchase Of Fee Title To The Roberts Oaks Property Does Not Exceed Fair Market Value.

14. Suggested Next Meeting

June 4, 2026

15. Adjournment

The meeting was adjourned at 6:43 pm.

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the District's website at sonomaopenspace.org. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted are 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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