

SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION

COMMISSIONERS

Mike Sangiacomo (Sonoma)
Todd Mendoza (Petaluma)
Dee Swanhuysen (Sebastopol)

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

Regular Meeting
747 Mendocino Avenue – Suite 100, Santa Rosa, CA 95401
August 20, 2015 5:00 pm

AGENDA

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/Communication.**

6. **Approval of Commission Minutes.**

July 9, 2015

[Attachment 1]

7. **Ad Hoc Committee Reports.**

- Annual Report/Audit Report Review (Anderson, Swanhuysen) - no scheduled meetings
- Investment (Swanhuysen, Owen) – no scheduled meetings
- Review of County Services (Mendoza, Koenigshofer) – August 6, 2015
- Stewardship (Mendoza, Sangiacomo) – no scheduled meetings
- Operation and Maintenance Transaction Review (Anderson, Koenigshofer) – no scheduled meetings
- Matching Grant Program (Koenigshofer, Owen) – no scheduled meetings
- Management Review Recommendations (Koenigshofer, Anderson) – no scheduled meetings

8. **Closed Session.**

Conference with Real Property Manager

[Attachment 2]

Property: Richardson-Kashia Appraisal Review

Address: 29001 & 29601 Highway 1, Jenner

APN: 122-290-001, 002

Owner: The Richardson Family Living Trust, William A. Richardson, Anna M. Granneman,
and Mary B. Zern, Co-Trustees

Negotiating Parties:

Owner's Representative: Scott W. Williams, Attorney at Law, Berkey Williams, LLP
District's Representative: William J. Keene, General Manager

Under Negotiation

Acquisition of Interest in Real Property by the Agricultural Preservation and Open Space District. The Commission will give instruction to its negotiator(s) on the price. (*Government Code Section 54956.8*).

9. **Report on Closed Session.**

10. **Suggested Next Meeting.** September 10, 2015

11. **Adjournment.**

In compliance with Government Code §54954.2(a), the Sonoma County Open Space Fiscal Oversight Commission will, on request, make this agenda available in appropriate alternative formats to persons with a disability, as required by Section 202 of the ADA of 1990 (42 U.S.C. §12132), and the Federal rules and regulations adopted in implementation thereof. Individuals who need this agenda in another format or need a disability-related modification or accommodation should contact Sue Jackson at 707.565.7346 at least 72 hours prior to the meeting to ensure arrangements for accommodation. Pursuant to Government Code § 54957.5, a copy of all documents related to an item on this agenda submitted to the Fiscal Oversight Commission may be obtained from the Fiscal Oversight Commission office, 747 Mendocino Avenue, Santa Rosa, CA 95401.

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UNAPPROVED

Minutes for Meeting of July 9, 2015

Commissioners Present: Koenigshofer (Chair), Anderson (Vice Chair), Sangiacomo, Owen.

Staff Present: Misti Arias, Program Manager – Acquisitions, Mary Dodge, Administrative and Fiscal Services Manager; Sara Press, Land Acquisition Associate, Sue Gallagher, Counsel; Christine Minkel, Administrative Aide to the Commission, Sue Jackson, Deputy Clerk/Recorder-Fiscal Oversight Commission.

Also Attending: Howard Levy, Ward Levy Appraisal Group, Inc.

1. **Call to Order.**

Commissioner Koenigshofer called the meeting to order at 5:07 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.**

Ms. Arias made the following announcements on behalf of the District's General Manager:

- The Open Space Sales Tax Revenue Bonds were sold at an "all-in true interest cost" of 1.81%. Sale of the bonds closed on July 8, 2015. A press release was submitted to the media and is expected to air within the week.
KNN Public Finance, the Financial Advisor for the bond sale, will provide a comparative analysis of the District's bond refinance with similar refinancing activities that have recently occurred with County departments and with other local agencies including the Sonoma County Transportation Authority. The analysis will include a closing cost breakdown.
- The District was awarded a \$300,000 grant from the Sustainable Agricultural Lands Conservation Program (SALC) that will go towards acquisition of a conservation easement over Glenn Ranch. The SALC is a State of California grant program of the Strategic Growth Council's Affordable Housing and Sustainability Program.

4. **Public Comment.**

There was none.

5. **Correspondence/Communication.**

There was none.

6. **Approval of Commission Minutes.**

On a motion by Commissioner Anderson and second by Alternate Commissioner Owen, the minutes of May 7, 2015 and May 14, 2015 were approved as submitted.

7. **Ad Hoc Committee Reports.**

- Annual Report/Audit Report Review (Anderson, Swanhuysen) – nothing to report.
- Investment (Swanhuysen, Owen) – nothing to report.
- Review of County Services (Mendoza, Koenigshofer) – nothing to report.
- Stewardship (Mendoza, Sangiacomo) – nothing to report.
- Operation and Maintenance Transaction Review (Anderson, Koenigshofer) – nothing to report.
- Matching Grant Program (Koenigshofer, Owen) – nothing to report.
- Management Review Recommendations (Koenigshofer, Anderson) – Commissioners Koenigshofer and Anderson reported meeting with Mr. Keene and Ms. Dodge on June 26, 2015, to hold an initial discussion on the District’s proposed study session with the Board of Directors. The subcommittee recommended that the District hold a public meeting to showcase how potential acquisitions are solicited, researched, ranked, and the process by which decisions are made on the acceptability of a project as it fits within the Measure and the Expenditure Plan. The Commission concurred with the recommendation. Details will be forthcoming.

8. **Closed Session.**

The Commission adjourned to Closed Session at 6:25 pm.

9. **Report on Closed Session.**

The Commission reconvened to Open Session at 6:55 pm and reported the following:

Rancho Mark West

Resolution No. 2015-002

On a motion by Commissioner Anderson and second by Alternate Commissioner Owen, the Commission determined that the acquisition price for rescinding and replacing a conservation easement over the Rancho Mark West property does not exceed fair market value.

Ayes: 4 Noes: 0 Abstain: 0 Absent: 2

10. **Suggested Next Meeting.** August 6, 2015

11. **Adjournment.**

Commissioner Koenigshofer adjourned the meeting at 7:25 pm.

Respectfully submitted,

Sue Jackson
Deputy Clerk