



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

Mike Sangiacomo (Sonoma)  
Todd Mendoza (Petaluma)  
Regina De La Cruz (Rohnert Park)

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

**REGULAR MEETING AGENDA**

Virtual Meeting Due to Sonoma County's Shelter in Place Order  
September 10, 2020 | 5:00 pm

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**In accordance with Executive Order N-29-20, the September 10, 2020 Fiscal Oversight Commission meeting will be held virtually.**

MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON

\*UPDATE REGARDING VIEWING AND PUBLIC PARTICIPATION IN  
September 10, 2020 FISCAL OVERSIGHT COMMISSION MEETING\*

The September 10, 2020 Fiscal Oversight Commission Meeting will be facilitated virtually through WebEx. Members of the public can watch or listen to the meeting using one of the three following methods:

1. Join the WebEx meeting on your computer, tablet or smartphone by clicking <https://sonomacounty.webex.com/sonomacounty/onstage/g.php?MTID=e90d6bebde1d05f646508458fe2afc1db>
2. If you have a WebEx account, click Join Meeting by number: 146 482 1118 password: cows707
3. Call-in and listen to the meeting: Dial 1-844-992-4726 Enter meeting ID: 146 482 1118

**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 and read aloud for the benefit of the public. Please include your name and the relevant agenda item number to which your comment refers. In addition, if you have joined as a member of the public through the WebEx app or by calling in, there will be specific points throughout the meeting during which live public comment may be made via WebEx and phone.

**DISABLED ACCOMMODATION:** If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please contact Sara Ortiz by phone at (707) 565-7346 or by email to [Sara.Ortiz@sonoma-county.org](mailto:Sara.Ortiz@sonoma-county.org). by 12 pm Wednesday, September 9 to ensure arrangements for accommodation.

\*END OF UPDATE\*

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. Approval of Commission Minutes **Attachment 1** July 23, 2020 Minutes  
**Attachment 2** August 20, 2020 Minutes  
**Attachment 3** August 26, 2020 Minutes
  7. Financial Report **Attachment 4** Bill Keene | General Manager
  8. Fire Recovery Review Subcommittee Report **Consideration of letter to Board of Directors**
  9. Suggested Next Meeting  
October 1, 2020
  10. Adjournment
- 

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**SUPPLEMENTAL MATERIALS:** Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet will be posted on the District's website and made available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours after Sonoma County health officials lift the Shelter in Place order. You may also email [Sara.Ortiz@sonoma-county.org](mailto:Sara.Ortiz@sonoma-county.org) for materials.

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**UNAPPROVED MINUTES**

Virtual Meeting Due to Sonoma County's Shelter in Place Order

July 23, 2020 | 5:00 pm

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**COMMISSIONERS PRESENT:** Bob Anderson (Chair), Eric Koenigshofer (Vice Chair), Jeff Owen

**STAFF PRESENT:** Bill Keene, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative and Fiscal Services Manager; Sara Ortiz, Administrative Aide; Misti Arias, Acquisition Program Manager; Louisa Morris, Acquisition Specialist.

**PUBLIC PRESENT:** Ross Walters, ISD; Howard Levy, Ward Levy Appraisal Group; Geoff Hornsby, Geoff Hornsby Real Estate Consulting and Acquisition Services; Frazier Haney; The Wildlands Conservancy.

**1. Call to Order**

5:07 pm

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

There was none.

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

Bill Keene announced that the Torr acquisition is going to the Board of Directors on August 18 in a joint item with Regional Parks. Ag + Open Space is working with Professor Eyler of Sonoma State University to draft a report on COVID-19's effect on agriculture in Sonoma County. A fire resources letter to landowners of conservation easements went out. Staff are planning on doing a prescribed burn with CALFire next year at Saddle Mountain Open Space Preserve and Calabazas Creek Open Space Preserve. There is currently a shaded fuel break being performed at Calabazas Creek Open Space Preserve. Grazing is happening at Calabazas Creek Open Space Preserve and repairs are being completed at the Young Armos property. Staff are updating the Vital Lands Initiative and plan to take to the Board of Directors in October. On July 14, 2020 the creation of the Agricultural Support and Protection (ASAP) Program was approved by the Board of Directors.

**4. Public Comment**

There was none.

**5. Correspondence/ Communications**

There was none.

**6. Approval of Commission Minutes Attachment 1 May 21, 2020 Minutes**

On a motion by Commissioner Owen and a second by Commissioner Koenigshofer, the May 21, 2020 were approved.

## Attachment 1

7. **Financial Report Attachment 2** Julie Mefferd | Administrative & Fiscal Services Manager  
Julie Mefferd reviewed the monthly financial statements for June 2020.
  8. **Ad-Hoc Committee Creation** Agriculture Support and Protection (ASAP) Emergency Matching Grant Program  
**Bob Anderson and Eric Koenigshofer were appointed to the Ad-Hoc Committee.**
  9. **Estero Americano Initial Public Access, Operation and Maintenance Attachment 3** Louisa Morris | Acquisition Specialist  
Frazier Henry of The Wildlands Conservancy spoke in support of the Estero Americano IPAO&M.
  10. **Closed Session**  
The Commission adjourned to Closed Session at 6:45 pm.
  11. **Report Out of Closed Session**  
The Commission reconvened to Open Session at 7:59 p.m. and reported the following:

**Resolution 2020-004**

On a motion by Commissioner Owen and second by Commissioner Koenigshofer, the Commission determined the Commission determined that the cumulative value of the encumbrances at least equals the fair market value of the Joseph Camozzi Ranch conservation easement and agricultural servitude.

**Resolution 2020-005**

On a motion by Commissioner Owen and second by Commissioner Koenigshofer, the Commission determined the Commission determined that the cumulative value of the encumbrances at least equals the fair market value of the Mattos Dairy conservation easement and agricultural servitude.
  12. **Suggested Next Meeting**  
August 6, 2020
  13. **Adjournment**  
8:06 pm
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Jeff Owen (Alternate)

**UNAPPROVED MINUTES**

Virtual Meeting Due to Sonoma County's Shelter in Place Order

August 20, 2020 | 5:00 pm

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**COMMISSIONERS PRESENT:** Bob Anderson (Chair), Eric Koenigshofer (Vice Chair), Mike Sangiacomo (Chair Pro Tempore)

**STAFF PRESENT:** Bill Keene, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative and Fiscal Services Manager; Sara Ortiz, Administrative Aide; Taylor Acosta, Stewardship Technician.

**PUBLIC PRESENT:** Ken Nordhoff, HdL Companies

**1. Call to Order**

5:11 pm

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

Due to the Walbridge Fire, County Counsel Robert Pittman was unavailable. Agenda item number 8 will be abbreviated.

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

Bill Keene announced that the Vital Lands Initiative is set to go to the Board of Directors on November 17, the Estero Americano IPAO&M as well as the Mattos Dairy Conservation Easement are also slated to go to the Board in Fall 2020. A grazing operation just finished at Calabazas Creek Open Space Preserve.

**4. Public Comment**

There was none.

**5. Correspondence/ Communications**

There was none.

**6. Approval of Commission Minutes Attachment 1 July 23, 2020 Minutes**

This item was tabled until the next meeting by the Chair.

**7. Sales Tax Presentation HdL Companies | Ken Nordhoff**

Ken Nordhoff gave a presentation on the sales tax revenue collected. Overall, projections for the year are more optimistic than originally thought at the start of the COVID-19 pandemic.

**8. PG&E Settlement County Counsel | Robert Pittman and Petra Bruggisser**

Robert Pittman and Petra Bruggisser did not attend the meeting due to the Walbridge Fire. The Chair suggested a special meeting to further discuss.

### 9. Suggested Next Meeting

Chair set a special meeting for August 26 at 3:00 PM.

### 10. Adjournment

6:36 pm

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Attachment 3



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION  
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Regina De La Cruz (Rohnert Park)

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

**UNAPPROVED MINUTES**

Virtual Meeting Due to Sonoma County's Shelter in Place Order

August 26, 2020 | 5:00 pm

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**COMMISSIONERS PRESENT:** Bob Anderson (Chair), Eric Koenigshofer (Vice Chair), Jeff Owen

**STAFF PRESENT:** Bill Keene, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative and Fiscal Services Manager; Sara Ortiz, Administrative Aide; Misti Arias, Acquisition Program Manager; Louisa Morris, Acquisition Specialist; Taylor Acosta, Stewardship Technician; Stephanie Tavares-Buhler, Senior Acquisition Specialist; Kim Batchelder, Natural Resources Planner.

**PUBLIC PRESENT:**

1. **Call to Order**  
3:05 pm
  2. **Agenda Items to be Held or Taken Out of Order; Off- Agenda Items**  
There was none.
  3. **Public Comment**  
There was none.
  4. **PG&E Settlement County Counsel** | Robert Pittman and Petra Bruggisser  
County Counsel answered questions regarding the PG&E Settlement for the 2017 Sonoma Complex fires. The Fire Recovery Review Subcommittee will meet and draft a letter to the Board of Directors to be considered at the next meeting.
  5. **Suggested Next Meeting**  
September 10, 2020
  6. **Adjournment**  
4:11 pm
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### Attachment 3

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## Attachment 4

Sonoma County Agricultural Preservation and Open Space District  
Consolidated Balance Sheet - District and OSSTA Funds  
August 31, 2020

### Assets

Cash and Investments	\$65,101,593
Accounts Receivable	0
Other Current Assets	1,988
Intergovernmental Receivables	61,492

<b>Total Assets</b>	<b><u>\$65,165,073</u></b>
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### Liabilities and Fund Balance

Current Payables	\$33,851
Other Current Liabilities	217,116
Due to Other Governments	0
Deferred Revenue	10,000
Long-Term Liabilities	0

<b>Total Liabilities</b>	<b><u>260,967</u></b>
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### Fund Balance

Nonspendable - Prepaid Expenditures	1,988
Restricted - District Activities	64,902,117
Total Fund Balance	64,904,105

<b>Total Liabilities and Fund Balance</b>	<b><u>\$65,165,073</u></b>
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### Cash by Fund

OSSTA - Measure F	\$52,158,996
Open Space District	3,635,780
Fiscal Oversight Commission	(734)
Stewardship Reserve*	0
Cooley Reserve	155,215
Operations and Maintenance	9,152,337

<b>Total Cash by Fund</b>	<b><u>\$65,101,593</u></b>
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\*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 4

Sonoma County Agricultural Preservation and Open Space District  
Consolidated District and OSSTA Budget to Actual  
For the one month ended August 31, 2020  
16.6% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Remaining
<b>Revenues</b>					
Tax Revenue *	\$25,893,797	\$1,058,301		\$24,835,496	95.91%
Intergovernmental	5,375,000	0		5,375,000	100.00%
Use of Money & Prop	345,000	(364,475)		709,475	205.65%
Miscellaneous Revenues	4,755,500	0		4,755,500	
Other Financing Sources	1,131,297	0		1,131,297	100.00%
<b>Total Revenues</b>	<b>37,500,594</b>	<b>693,826</b>		<b>36,806,768</b>	<b>98.15%</b>
<b>Expenditures</b>					
Salaries and Benefits	5,404,809	531,473		4,873,336	90.17%
Services and Supplies	13,235,847	168,122	\$4,173,340	8,894,386	67.20%
Other Charges	5,132,772	-	1,797,319	3,335,453	64.98%
Capital Expenditures	37,456,491	-	171,491	37,285,000	99.54%
Other Financing Uses	8,647,974	1,276,708		7,371,266	85.24%
<b>Total Expenditures</b>	<b>69,877,893</b>	<b>1,976,303</b>	<b>6,142,150</b>	<b>61,759,440</b>	<b>88.38%</b>
<b>Net Earnings (Cost)</b>	<b>(\$32,377,299)</b>	<b>(1,282,477)</b>	<b>(\$6,142,150)</b>	<b>(\$24,952,672)</b>	
Beginning fund balance		66,186,583			
<b>Ending Fund Balance</b>		<b>64,904,105</b>			

Note: Sales tax collected as of August 31, 2019 was \$146, 229. Current collections are 14% over the prior year.  
(California Department of Tax and Fee Administration)

Note: Negative Use of Money and Property relates to the amortization of gains and losses of investments, not the rate of return.

RE: Use of PG&E Settlement Funds

Dear Madam President:

We thank you for considering our comments.

Our conclusion is that a critical flaw exists in how this topic has been presented to your Board. The August 11, 2020 Staff Report on "PG&E Settlement Funds Preliminary Discussion" states on page 4 of 7, "the Board has complete discretion over the use and allocation of the settlement funds."

We draw your attention, however, to paragraph 3 of the Allocation Agreement, specifically addressing the Lake County Entities and Sonoma County Entities: "The amounts allocated to those groups above are to be shared by each group of plaintiffs collectively. They are solely responsible for any additional allocation of their share of the Settlement Pool among the named entities or agencies within each county."

We grant that your board, sitting as the Board of Directors of the Agricultural Preservation and Open Space District, may conclude to allocate the Settlement Pool but only after having taken a formal, separate vote authorizing such a step. As the Agreement states, the funds are to be shared collectively among the entities.

We have inquired but do not know the District's share of the \$244 million in damage assessments collected by the Sonoma County entities and ultimately submitted for litigation purposes. The exact detail is not available to our Commission. Theoretically, the actual damages attributable to the District may be large or small. An approach that seems to make sense is to allocate the settlement proceeds per the percentage of each claimant's damages.

In conclusion, we support returning the District's share to the District.

Thank you for all you do.

On behalf of the Fiscal Oversight Commission

Sincerely

Chair