

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
MINUTES OF MEETING

February 12, 2014

March 12, 2014  
Agenda Item 5

Board of Supervisors Chambers  
Martinez, CA

1. Chair Dwight Meadows called the meeting to order at 1:30 p.m.
2. The Pledge of Allegiance was recited.
3. Roll was called. A quorum was present of the following Commissioners:  
City Members Rob Schroder and Don Tatzin.  
County Members Federal Glover and Mary Piepho, and Alternate Candace Andersen.  
Special District Members Michael McGill and Dwight Meadows, and Alternate George Schmidt.  
Public Members Don Blubaugh and Alternate Sharon Burke.  
Present were Executive Officer Lou Ann Texeira, Legal Counsel Sharon Anderson, and Clerk Kate Sibley.

4. Approval of the Agenda

Upon motion of Tatzin, second by Blubaugh, Commissioners adopted the agenda.

AYES: Blubaugh, McGill, Meadows, Piepho, Schroder, Tatzin  
NOES: none  
ABSENT: Glover  
ABSTAIN: none

5. Public Comments

Vincent Wells, Local 1230 President, spoke regarding the financial issues facing East Contra Costa Fire Protection District.

6. Approval of January 8, 2014 Meeting Minutes

Upon motion of Piepho, second by Glover, the minutes for the meeting of January 8, 2014 were approved unanimously.

AYES: Blubaugh, Glover, McGill, Meadows, Piepho, Schroder, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

7. LAFCO 13-03 – Rodeo Marina Annexation to Rodeo Sanitary District (RSD)

The Executive Officer reported that this is an uninhabited area with fewer than 12 voters. As directed by the Commission, a protest hearing was held on February 10, 2014 to receive written protests from affected landowners regarding the proposal and determine whether a requisite protest exists. No written protests were filed against this annexation; consequently, it is ordered.

Upon motion of Glover, second by McGill, Commissioners unanimously received the Executive Officer's report.

**DRAFT**

AYES: Blubaugh, Glover, McGill, Meadows, Piepho, Schroder, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

8. LAFCO 07-17 – PG&E Reorganization (Area 1): Annexations to the City of Antioch and Delta Diablo Sanitation District (DDSD) and Detachments from County Service Areas (CSAs) L-100 and P-6

The Executive Officer reported that this is an uninhabited area with fewer than 12 voters. As directed by the Commission, a protest hearing was held on February 10, 2014 to receive written protests from affected landowners regarding the proposal and determine whether a requisite protest exists. No written protests were filed against this annexation; consequently, it is ordered.

Upon motion of Piepho, second by Glover, Commissioners unanimously received the Executive Officer's report.

AYES: Blubaugh, Glover, McGill, Meadows, Piepho, Schroder, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

9. LAFCO 13-08 – Northeast Antioch Reorganization (Area 2A): Annexations to the City of Antioch and Delta Diablo Sanitation District (DDSD) and Detachment from County Service Area (CSA) P-6

The Executive Officer provided an overview of a proposal filed by the City of Antioch to annex 116± acres to both the City and DDSD, to provide municipal services to a largely commercial and marina waterfront unincorporated area. This area would be simultaneously detached from CSA P-6. This area is part of the City's Eastern Waterfront Employment Focus Area. Due to recent annexation of Areas 1 and 2B, annexation of this area will prevent its becoming an island. The area is uninhabited, with fewer than 12 voters; thus, the Commission's action is subject to notice, hearing, and protest proceedings. The LAFCO Executive Officer is authorized to conduct the protest hearing.

City staff responded to questions from Commissioner Piepho asked about how police protection will be provided with the detachment of CSA P-6; if the tax sharing agreement covers this transfer of services; and whether land use designations mirror the County's current designations.

The Chair opened the public hearing.

Victor Carniglia introduced Tina Wehrmeister, City of Antioch Planning Director, who stated that a main sewer line is already available to this area, and that the City is willing to work with residents to find grants to help with new sewer hookups if their septics fail.

Don Wilson, Commodore of the Sportsmen Yacht Club, presented a letter and stated that the club's membership (over 200 individuals), as owner of the land, opposes this annexation.

In response to the Chair's question, Mr. Wilson responded that the Sportsmen Yacht Club does not have a backup plan if their septic fails.

Steve Klee, Chairman and Manager of the New Bridge Marina, strongly urged approval of the annexation, pointing out that septic systems are never ideal, and that a long-range plan for sewer is desirable. Additionally, they would welcome the Antioch police in the park adjacent to the New Bridge Marina, which serves as a staging area for boat thieves and drug sales.

The public hearing was closed.

Commissioner Piepho asked if the City had worked closely with the Area 2A community leading up to this. The Executive Office responded that the community meetings held over the past summer had been primarily for residents of Area 2B, but that the City has reached out to residents of Area 2A. Mr. Carniglia reported that he had met with the leadership of the Sportsmen Yacht Club and that they wanted to maintain the status quo of the area.

Commissioner Piepho suggested that the City hold another community meeting with the residents of Area 2A to educate, communicate, and inform them of what this annexation will mean. After discussion, Commissioner Glover moved, with a second by Piepho, that this item be continued until the March 12 meeting to allow time for a community meeting that will include City and LAFCO staff. The motion passed six to one.

AYES: Blubaugh, Glover, McGill, Piepho, Schroder, Tatzin  
NOES: Meadows  
ABSENT: none  
ABSTAIN: none

10. Second Quarter FY 2013-14 Budget Report

The Executive Officer provided a brief report on revenues and expenditures to date.

Upon motion of Tatzin, second by Blubaugh, Commissioners unanimously accepted the report.

AYES: Blubaugh, Glover, McGill, Meadows, Piepho, Schroder, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

11. Fiscal Year 2014-15 Budget/Work Plan Schedule

The Executive Officer presented the Fiscal Year 2014-15 budget schedule, with a proposed budget to be presented in March, followed by a final budget in May.

A significant aspect of the coming fiscal year's work plan is second round municipal service reviews (MSRs), with the Fire/Emergency Services MSR scheduled for FY 2014-15. There will be additional policies and procedures forthcoming as well.

Commissioner Tatzin suggested that some form of communications plan be developed for the public to better understand the MSR process and LAFCO's limitations. He also suggested that staff look at a League of California Cities financial analysis tool that is being provided to cities statewide; perhaps it is something that LAFCOs can use with their MSRs.

Commissioner Piepho suggested that it might be appropriate to ask each agency that is part of an MSR to post the final report on its own website, or at least post a link to the LAFCO website's MSR posting.

Upon motion of Tatzin, second by McGill, Commissioners directed staff to proceed with the Fiscal Year 2014-15 budget and work plan with a proposed budget to be presented at the March 12 LAFCO meeting, and a final budget at the May 14 LAFCO meeting.

AYES: Blubaugh, Glover, McGill, Meadows, Piepho, Schroder, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

12. Update on Contra Costa County's Fire Service Study

The Executive Officer provided brief background on the history and status of the two separate studies currently being conducted by Fitch and Associates, one on fire services and the other on emergency medical services, with an aim to develop strategies for effectiveness and efficiencies. Following a series of stakeholder meetings and updates to the Board of Supervisors, on January 13, the County released the *Draft Evaluation and Options Appraisal Study* for fire services. The Commission's ad hoc committee (Commissioners Blubaugh and Tatzin and the LAFCO EO) reviewed the draft report and provided general and specific comments, and a public Town Hall meeting was held on January 22, where an overview of the draft report was presented and public comment was received. The overview included observations of CCCFPD's current operations, a fiscal analysis, and three short-term options that may sustain the District for the next three to four years. Options presented in the draft report include: Maintain status quo; Implement the Optimized Service Delivery Model Option (three/two response staffing); and Implement the Single Patch Alternative Responder Personnel Option.

Upon motion of Glover, second by Blubaugh, Commissioners unanimously received the report.

AYES: Blubaugh, Glover, McGill, Meadows, Piepho, Schroder, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

13. CCCERA Correspondence

Commissioner McGill questioned the dates on this correspondence; it was attributed to a typo.

14. Commissioner Comments and Announcements

Commissioner McGill reported that he attended the CALAFCO Legislative Committee meeting on January 24 and the CALAFCO Board meeting on February 7. The Board adopted a formal structure for interacting with the legislative process in Sacramento. He will present this new policy process for adopting legislation at the Contra Costa Special District Association meeting, and when the Board meeting minutes are available will share them with Commissioners. The Board adopted priorities for the Legislative Committee, with the two top issues being disincorporation and joint power agreements, and admitted defeat on Section 56133 (out of agency service) and will defer to each LAFCo and their local policies. The CALAFCO Board also decided not to take on updates to the Revenue & Taxation Code at this time. The Board has officially adopted language pertaining to sustainable communities, among other issues.

Commissioner Meadows announced that he has applied to his board to nominate him for the regular seat on LAFCO for another four-year term.

15. Staff Announcements and Pending Projects

The Executive Officer drew Commissioners' attention to the pending projects list and the CALAFCO updates, adding further information about the Legislative Committee's work on the annual omnibus bill.

The CALAFCO Staff Workshop will be held in Berkeley in April, hosted by the Bay Area LAFCos, and the Annual Conference will be in Ontario. A call for session topics for the Annual Conference has been issued, and ideas are welcome. The Executive Officer is serving on program committees for both the Staff Workshop and the Annual Conference. Suggested topics for the Annual Conference at this time include water and drought, DUCs, MSRs, and sustainable communities.

At 2:25 p.m., Commissioners adjourned to Closed Session to discuss employee performance evaluations.

At 2:48 p.m., Commissioners reconvened and the Chair reported that the Commissioners will reconvene in closed session at the end of the March 12 meeting.

The meeting was adjourned at 2:49 p.m.

Final Minutes Approved by the Commission March 12, 2014.

AYES:

NOES:

ABSTAIN:

ABSENT:

By \_\_\_\_\_  
Executive Officer