

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
MINUTES OF MEETING

January 11, 2017

Board of Supervisors Chambers  
Martinez, CA

February 8, 2017  
Agenda Item 5

1. Vice Chair Don Blubaugh called the meeting to order at 1:30 p.m.
2. The Pledge of Allegiance was recited.
3. The Executive Officer noted that Commissioner Candace Andersen had been appointed to complete the regular county member term vacated by Mary Piepho, and that new County Supervisor Diane Burgis had been appointed to complete the alternate county member term. She congratulated them both on their appointments
4. Roll was called. A quorum was present of the following Commissioners:

County Member Candace Andersen.

Special District Members Igor Skaredoff and Alternate Stanley Caldwell.

City Members Rob Schroder and Don Tatzin.

Public Members Don Blubaugh and Alternate Sharon Burke.

Present were Executive Officer Lou Ann Texeira, Legal Counsel Sharon Anderson, and Clerk Kate Sibley.

5. Approval of the Agenda

Upon motion of Tatzin, second by Schroder, Commissioners, by a vote of 6-0, acknowledged the removal of Item 9 (Informational Presentation) and adopted the agenda.

AYES: Andersen, Blubaugh, Caldwell (A), Schroder, Skaredoff, Tatzin

NOES: none

ABSENT: Glover (M), McGill (M)

ABSTAIN: none

6. Selection of Chair and Vice Chair

The Executive Officer reviewed the Commission's process for selection of officers, citing the Commission Handbook, which lays out a rotation determining which member is next in line for chair and vice chair.

Upon motion of Tatzin, second by Andersen, Commissioners, by a 6-0 vote, appointed Public Member Don Blubaugh Chair for the 2017 term.

AYES: Andersen, Blubaugh, Caldwell (A), Schroder, Skaredoff, Tatzin

NOES: none

ABSENT: Glover (M), McGill (M)

ABSTAIN: none

Upon motion of Tatzin, second by Skaredoff, Commissioners, by a 6-0 vote, appointed Special District Member Mike McGill Vice Chair for the 2017 term.

AYES: Andersen, Blubaugh, Caldwell (A), Schroder, Skaredoff, Tatzin

NOES: none

**DRAFT**

ABSENT: Glover (M), McGill (M)  
ABSTAIN: none

7. Recognition of Outgoing Commissioner and 2016 LAFCO Chair Mary N. Piepho

Chair Blubaugh and all Commissioners present participated in reading the Resolution of Detachment recognizing Ms. Piepho's many achievements during her tenure with Contra Costa LAFCO.

Ms. Piepho was presented with the Resolution of Detachment and a compass pendant, after which she remarked that it has been an honor to represent the people of the County, and noted that there will be challenging issues and problems still to come before LAFCO, and there may be heavy work ahead, but that LAFCO is up to that challenge. She thanked Commissioners and staff for the opportunity to work with them.

8. Public Comments

Greg Staffelbach, a resident of the Mt. View unincorporated area of Martinez, spoke regarding the need for that area to be annexed into Martinez, as the area is surrounded by the City, and the Mt. View residents have no voice in City government. He took an informal survey of neighbors on his block and noted that there is 75% positive feedback for such an annexation.

9. Approval of December 14, 2016 Meeting Minutes

Upon motion of Tatzin, second by Andersen, the minutes were unanimously approved by a vote of 6-0.

AYES: Andersen, Blubaugh, Caldwell (A), Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: Glover (M), McGill (M)  
ABSTAIN: none

10. LAFCO 09-07 - Laurel Place/Pleasant View Annexation to the City of Concord

The Executive Officer provided brief background on this proposal, which was approved by the Commission in August 2015. One of LAFCO's conditions, as requested by Lenox Homes, was that LAFCO defer recording the annexation for up to one year to allow the developer time to obtain the necessary County permits and complete construction. Prior to the August 2016 deadline, Lenox Homes requested an extension of time, due to a delay in completing the project. The Commission approved an extension of time to February 2, 2017.

The developer recently informed LAFCO that construction is about 90% complete. The estimated completion date will extend beyond the February 2, 2017 date for recording the annexation. Thus, the developer is requesting an additional six month time extension to August 2, 2017.

Upon motion of Tatzin, second by Andersen, Commissioners unanimously, by a 6-0 vote, approved a second extension of time to file the Certificate of Completion to August 2, 2017, as requested by Lenox Homes, to allow the developer additional time to complete construction activities..

AYES: Andersen, Blubaugh, Caldwell (A), Schroder, Skaredoff, Tatzin  
NOES: none

ABSENT: Glover (M), McGill (M)  
ABSTAIN: none

11. FY 2016-17 Second Quarter Budget Report

The Executive Officer reported that expenditures to date for the first half of this fiscal year are approximately 37% of total appropriations. Total revenues received to date include 100% of local agency contributions; all agencies have paid their prorated contributions to the LAFCO budget. Application revenue is double last year's; two new applications have been received, compared to one application last year at this time.

Upon motion of Andersen, second by Skaredoff, Commissioners unanimously, by a 6-0 vote, received the FY 2016-17 second quarter fiscal report.

AYES: Andersen, Blubaugh, Caldwell (A), Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: Glover (M), McGill (M)  
ABSTAIN: none

12. Executive Officer's Performance Review and Compensation

Chair Blubaugh reported that during the closed session at the end of the December 14, 2016 meeting Commissioners had confirmed their continued support of the exceptional work done by the Executive Officer, and recommended a 3% increase to the Executive Officer's base salary effective January 1, 2017.

Upon motion by Schroder, second by Tatzin, Commissioners unanimously, by a 6-0 vote, approved a 3% increase to the Executive Officer's base salary effective January 1, 2017.

AYES: Andersen, Blubaugh, Caldwell (A), Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: Glover (M), McGill (M)  
ABSTAIN: none

13. Commissioner Comments and Announcements

Commissioner Skaredoff reported that he had attended a meeting of the Walnut Creek Watershed Council, where he heard a presentation from a group of graduate students from the University of California on their analysis of the Grayson Creek watershed, laying out the situation for flood and property control. He thought it would be interesting to invite the group to present to LAFCO in the coming year in light of the new Ag & Open Space Preservation Policy.

14. Staff Announcements

The Executive Officer reported that the CALAFCO Legislative Committee met on December 16 to set priorities for the first of the coming two-year legislative session. The CALAFCO Board, which had met earlier, provided direction to the Committee to focus on those things that have LAFCOs and CALAFCO at risk, to fulfill current commitments, and to remain engaged in conversations at the state level. Based on the Board's direction, the Committee identified one proposal for inclusion in the 2017 Omnibus bill; and 11 items for the 2018 Omnibus bill. Also this year, CALAFCO will work with CSDA to cosponsor a bill that will streamline the process for seating special district members on LAFCO and provide additional clean-up language to the CKH. The Legislative Committee meets again on January 27 and will meet monthly through August.

The CALAFCO Board has a strategic planning workshop every other year. The 2017 workshop is being held today, and Commissioner McGill is attending that. The Board is discussing 2016 accomplishments, legislative matters, educating members, urbanization areas and orderly growth, the sustainability of CALAFCO, and a host of other items.

Chair Blubaugh asked the Executive Officer to provide a list of MSRs that are coming up.

The meeting adjourned at 2:00 p.m.

Final Minutes Approved by the Commission February 8, 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

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