

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
MINUTES OF MEETING

June 13, 2018

Board of Supervisors Chambers  
Martinez, CA

1. Chair Mike McGill called the meeting to order at 1:30 p.m. and the Pledge of Allegiance was recited.
2. Roll was called. A quorum was present of the following Commissioners:

County Members Candace Andersen and Federal Glover.

Special District Members Mike McGill and Igor Skaredoff and Alternate Stan Caldwell.

City Member Don Tatzin. *City Member Rob Schroder arrived at 1:45 p.m.*

Public Members Don Blubaugh and Alternate Charles Lewis.

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

3. Approval of the Agenda

Upon motion of Tatzin, second by Blubaugh, Commissioners approved the agenda unanimously, 6-0.

AYES: Andersen, Blubaugh, Glover, McGill, Skaredoff, Tatzin

NOES: none

ABSENT: Schroder (M)

ABSTAIN: none

4. Public Comments

**Benjamin Brisjar accompanied by board members of Pittsburg Fifty Plus Club**, representing senior citizens in that city, spoke about preserving Los Medanos Community Healthcare District (LMCHD) to ensure grants to programs that improve the physical, mental, and emotional health of residents. When asked by Commissioners if they preferred that the District continue to exist or be dissolved with the grant funds still available, Mr. Brisjar stated that they preferred the District remain in place.

**Deborah Polk, REading ADvantage Inc.**, cited the strong connection between reading and health, stating that a child that is read to for 20 minutes a day in its first years has proven to be more successful in school and in life. Further, many studies have shown the difficulties that illiterate adults have in navigating everyday life, which impacts their mental, emotional, and physical health. The funding this organization receives from LMCHD is essential.

Commissioner Glover, in response, noted that dissolution of the District would not dissolve its grant program.

**Barbara Hunt, Development Director for St. Vincent de Paul of Contra Costa County**, which operates the Rota Care Pittsburg Free Medical Clinic for the uninsured. That organization has provided over 10,000 patient visits for free to area uninsured residents. Given the changes to the Affordable Care Act, it is clear that this service is critical to the community. Ms. Hunt added that LMCHD has a depth of knowledge and roots in the community that provides a consistency of service to residents.

Commissioner Glover reiterated his assertion that dissolution of the District would not dissolve the grant program.

**Janette Kennedy, Development Director for Loaves and Fishes of Contra Costa**, noted that LMCHD provides funding for its Pittsburg (over 2,300 meals a month or over 27,000 a year) and Bay Point (900 meals/month or 10,000 a year) dining rooms, which are more than soup kitchens; in addition to nutritious full meals, the organization also distributes fresh produce to its visitors.

Commissioner Skaredoff noted that, as a Loaves and Fishes volunteer in Martinez, he can attest to the program and its benefits.



**Debra Mason, with the Bay Point Historical Society**, spoke regarding Ambrose Recreation & Park District, noting that the District was not responsive to a recent Public Records Act request, and emphasizing her belief that it is not a viable park district and it does not have a functional board.

5. Approval of May 9, 2018 Meeting Minutes

Upon motion of Andersen, second by Tatzin, the May 9, 2018 meeting minutes were approved by a vote of 6-0.

AYES: Andersen, Glover, McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: Blubaugh

6. LAFCO 18-07 - City of Martinez Out of Agency Service (Wanda Way)

The Executive Officer provided brief background on this request to provide municipal water service to property located on Wanda Way in the unincorporated Alhambra Valley area, which is outside the City boundary, but within the City's SOI and ULL. Although the City indicates it cannot annex the property at this time, the City has demonstrated, through two separate resolutions, a commitment to annexing this area in the future, and has also executed a deferred annexation agreement with the property owner.

Commissioner Tatzin asked if there is any City of Martinez timeline on annexation. Commissioner Schroder responded that it depends on City resources and priorities, and that one portion of Alhambra Valley will be annexed in the near future (Dunivan property). Commissioner Schroder added that the North Pacheco area will also be considered for future annexation.

Upon motion of Glover, second by Blubaugh, Commissioners unanimously, by a 7-0 vote, found the project exempt pursuant to §15303 of the CEQA Guidelines; and authorized the City of Martinez to extend municipal water service outside its jurisdictional boundary to the 0.65±-acre parcel located on Wanda Way in the unincorporated Alhambra Valley, subject to specified terms and conditions.

AYES: Andersen, Blubaugh, Glover, McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

7. LAFCO 17-11 - Kirkpatrick Drive Annexation to West County Wastewater District (WCWD)

The Executive Officer provided brief background on this proposal to annex 1.2± acres (one and one-half parcels) to WCWD to correct a boundary irregularity, which was approved by the Commission at the April 11, 2018 meeting. Because the annexation did not have 100% landowner consent, the annexation was subject to a protest hearing.

Staff held the protest hearing on May 30, and no protests were filed; consequently, the reorganization is ordered.

Upon motion of Tatzin, second by Blubaugh, Commissioners, by a 7-0 vote, received the report, ordered the annexation, and directed staff to execute the determination.

AYES: Andersen, Blubaugh, Glover, McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

8. Fiscal Year 2016-17 Financial Audit

The Executive Officer presented the FY 2016-17 financial audit, reviewed by R.J. Ricciardi, Inc., whose auditor found LAFCO's financial statements fairly represent LAFCO's financial position in all material respects; are in conformance with generally accepted accounting principles; and are free of misstatements. The FY 2016-17 audit report also notes that the economic condition of LAFCO as it appears on the



Statement of Net Position reflects financial stability and the potential for organizational growth. The Executive Officer thanked Kate Sibley and the County Auditor's Office for their help with the annual audit.

Upon motion of McGill, second by Tatzin, Commissioners received and directed staff to file the audit report for Fiscal Year 2016-17.

AYES: Andersen, Blubaugh, Glover, McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

9. Contract Extension - Lamphier-Gregory

The Executive Officer presented an extension to the current contract with Lamphier-Gregory for environmental planning services. The one-year extension includes minor increases to the hourly rates. Adequate funds are included in the FY 2018-19 budget.

Upon motion of Andersen, second by Skaredoff, Commissioners unanimously, by a 7-0 vote, authorized staff to execute a one-year contract extension with Lamphier-Gregory extending the term of the contract through June 30, 2019; and approving the increase of hourly rates.

AYES: Andersen, Blubaugh, Glover, McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

10. Legislative Update and Position Letters

The Executive Officer reported on legislation that CALAFCO is sponsoring: the annual omnibus bill, AB 3254, and AB 2258, which would provide one-time grant funding to LAFCOs to prepare special studies in conjunction with the Little Hoover Commission's recommendations relating to special districts. Additionally, CALAFCO is tracking a number of bills that have direct and indirect impact on LAFCOs, a summary of which is included with the Commission's agenda packet.

The Executive Officer also noted that on May 17, CALAFCO issued an urgent call for support letters for three bills - AB 2238, adding a new factor to the LAFCO determinations; AB 2268, which restores funding for inhabited annexations, and SB 929, which would require independent districts to have a website unless certain exemptions can be met.

11. CALAFCO 2018 Conference Materials

The Executive Officer noted that the annual CALAFCO conference will be held October 3-5, at Tenaya Lodge in Yosemite. Registration is now open. Additionally, CALAFCO has called for nominations for both the CALAFCO Board of Director and CALAFCO Achievement Awards. The election of CALAFCO Board members and Achievement Award ceremony will take place at the annual CALAFCO conference on October 4<sup>th</sup>.

For the CALAFCO Board of Directors, there are eight seats up for election this fall, two from each of the four regions. The two seats in the Coastal Region, to which Contra Costa belongs, are for a County seat and a Special District seat. The deadline for Board nominations is Sept 4<sup>th</sup>. Commissioner McGill serves on the CALAFCO Board and is currently serving as Secretary, and he seeks reelection to the Board. Candidates must be nominated by the Commission on which they serve.

Finally, the CALAFCO bylaws require that each LAFCO designate a voting delegate to vote on behalf of their Commission. The voting delegate may be a commissioner, alternate commissioner or executive officer. Voting delegates must be designated by Sept 4<sup>th</sup>. Contra Costa LAFCO typically designates a voting delegate and an alternate voting delegate.

Upon motion of Blubaugh, second by Tatzin, Commissioners unanimously, by a 7-0 vote, nominated Commissioner McGill to run for another term on the CALAFCO Board.

AYES: Andersen, Blubaugh, Glover, McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

Upon motion of Blubaugh, second by Glover, Commissioners unanimously, by a 7-0 vote, appointed Commissioner McGill as the voting delegate and Commissioner Tatzin as the alternate voting delegate.

AYES: Andersen, Blubaugh, Glover, McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: none  
ABSTAIN: none

12. Correspondence -CCCERA

There were no comments on this item.

13. Commissioner Comments and Announcements

Commissioner McGill reported that he attended a CALAFCO Board meeting on May 11 and a CALAFCO Legislative Committee meeting on June 8. Additionally, he has spent some time working on AB 2258, the CALAFCO-sponsored bill that would provide funding for LAFCOs needing to study and dissolve inactive districts. This five-year pilot project has received pushback from California Special Districts Association. He also recently held a meeting of the CALAFCO Ad Hoc Finance Committee, which is looking at the CALAFCO dues structure statewide.

Commissioner Skaredoff reported that he recently attended the Contra Costa Watershed Stormwater Resource Plan Technical Advisory Committee meeting. He believes a presentation to LAFCO from this group's chair in the next few months would be beneficial.

14. Staff Announcements

The Executive Officer reported that the City Services 2<sup>nd</sup> Round MSR has begun. Staff also noted that Commissioners recently received an email with two CEQA documents for proposals being brought to the Commission in July.

The meeting adjourned at 2:08 p.m.

Final Minutes Approved by the Commission July 11, 2018.

AYES: Andersen, Blubaugh, Burgis (A), McGill, Schroder, Skaredoff, Tatzin  
NOES:  
ABSTAIN:  
ABSENT: Glover (M)

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