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November 12, 2008 (Agenda)

Contra Costa Local Agency Formation Commission
651 Pine Street, Sixth Floor
Martinez, CA 94553

Impartial Analysis – Incorporation of the Town of Alamo

Dear Commissioners:

On September 18, 2008, the Commission conditionally approved the incorporation of the Town of Alamo, along with related actions subject to confirmation of the voters.

On October 28, 2008, the Contra Costa County Board of Supervisors adopted a resolution calling an election on the matter for March 3, 2009.

Pursuant to Government Code Sections 56898 and 57144, the Executive Officer must submit to the Commission for their review and approval an impartial analysis of the proposed measure not exceeding 500 words, exclusive of a general description of the boundaries. Upon adoption, the analysis will be forwarded to the County Elections Office for inclusion in the election material.

RECOMMENDATION

It is recommended the Commission review and approve the attached impartial analysis, with any desired changes; and direct the Executive Officer to transmit the analysis to County Elections.

Please contact the LAFCO office if you have any questions.

Sincerely,

Lou Ann Texeira
Executive Officer

Attachment

PROPOSED INCORPORATION OF THE TOWN OF ALAMO

Shall the order of the Contra Costa Local Agency Formation Commission, adopted on September 18, 2008, as Resolution No. 07-27, ordering the incorporation of the territory described and designated in Resolution No. 07-27 as the "Incorporation of the Town of Alamo," be confirmed, subject to the terms and conditions specified in Resolution No. 07-27?

In addition to the above text, the full text of the ballot measure shall include LAFCO Resolution No. 07-27 approved on September 18, 2008, Contra Costa County Resolution 2008/529 approving a Revenue Neutrality Agreement, by and between the County and petitioners for incorporation of the Town of Alamo, for the proposed incorporation of the Town of Alamo, and a map of the Alamo incorporation boundaries and sphere of influence.

**IMPARTIAL ANALYSIS OF THE PROPOSED INCORPORATION
OF THE TOWN OF ALAMO
MEASURE __**

This is a ballot measure to determine if the voters in the unincorporated community of Alamo wish to incorporate as a city.

The boundaries of the proposed new city encompass 9.87± square miles with an estimated population of 16,700; and is generally bounded by the City of Walnut Creek and unincorporated territory (“Tice Valley”) to the north, Town of Danville to the south, Las Trampas Regional Wilderness to the west, and Mt. Diablo and Diablo Foothills State Parks to the east.

If approved by a majority of voters, the measure will:

- Establish Alamo as a general law city effective June 30, 2009, governed by a 5-member city council elected at-large by voters on the same ballot as this measure.
- Provide for appointment of a city manager, city attorney, city clerk, and treasurer.
- Establish a provisional appropriations limit of \$8,643,695. Every new agency is required to have a temporary limit to constrain the amount of tax revenues that can be expended in a given year. Voters will establish a permanent appropriations limit at a future election.

The city would assume responsibility from the County for certain local services such as police, land use planning, building & safety, code enforcement, road maintenance, animal control, and parks & recreation. The city council may choose to hire staff directly or contract with the County or other entities to perform these functions. The County will continue to provide countywide services such as social services, public health and administration of justice (courts, public defender, district attorney, probation). Services currently provided by special districts, such as fire, water and wastewater will continue to be provided those agencies. School district boundaries are not affected by this proposal.

As required by State law, the Local Agency Formation Commission (LAFCO) found the proposed city is expected to receive revenues sufficient to provide public services and facilities and a reasonable reserve during at least the first three fiscal years following incorporation. The finding was made based on a comprehensive fiscal analysis (CFA) reviewed by LAFCO. The analysis assumes the existing level of service will be maintained.

No new or increased taxes or assessments are proposed as part of this measure. The new city will receive some unrestricted revenues generated in the local area that currently accrue to the County, such as sales and use taxes, franchise fees and a portion of the property taxes. The new city will also receive new general purpose revenue directly from the State, including, most significantly, Motor Vehicle License Fees. Current assessments would continue to fund services in the same areas within Alamo that are covered by County Service Areas.

The LAFCO resolution approving the incorporation and establishing the specific terms and conditions for the incorporation is included in the ballot materials. Additional information, such as the CFA, environmental review and Executive Officer’s report, is available online (www.contracostalafco.org.)

The above statement is an impartial analysis of Measure _____. Please contact the Elections Office at 925-335-7800 for a copy of the measure.

Lou Ann Texeira, Executive Officer
Contra Costa LAFCO