



**Lou Ann Texeira**  
*Executive Officer*

**MEMBERS**

**Donald A. Blubaugh**  
*Public Member*  
**Federal Glover**  
*County Member*  
**Michael R. McGill**  
*Special District Member*

**Dwight Meadows**  
*Special District Member*  
**Mary N. Piepho**  
*County Member*  
**Rob Schroder**  
*City Member*

**Don Tatzin**  
*City Member*

**ALTERNATE MEMBERS**

**Candace Andersen**  
*County Member*  
**Sharon Burke**  
*Public Member*  
**Tom Butt**  
*City Member*  
**George H. Schmidt**  
*Special District Member*

January 9, 2013

January 9, 2013  
Agenda Item 10

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

**Strategic Planning Session**

In August 2011, the Commission and LAFCO staff participated in a half-day strategic workshop facilitated by Bill Chiat. The Commissioners and staff discussed expectations and leadership lessons; roles, powers and responsibilities; current and challenging issues for LAFCO; policies, challenges and priorities; and adaptive leadership in ambiguous times. Further, the Commission identified a number of priority issues, including the following top five priorities:

1. Better, more enforceable conditions applied to applications
2. Resolution of East County fire service and sustainable fire service countywide
3. Dissolution/consolidation of special districts
4. Island annexations before sunset date
5. Out of agency service and annexation

Since August 2011, the Commission has dealt with some challenging issues related to the above priority issues as highlighted below.

- In August 2012, the Commission completed proceedings which resulted in reorganization of the Mt. Diablo Health Care District and creation of a subsidiary district. The reorganization included a number of extraordinary LAFCO terms and conditions.
- In December 2011, the Commission approved the extension of out of agency water service to the Clayton Regency Mobile Home Park which included special LAFCO terms and conditions.
- In the past 14 months, LAFCO processed several unique annexations including the Mt. Diablo Scenic Blvd. Annexation to the Diablo Community Services District, and the Alhambra Valley and North Pacheco annexations to the City of Martinez, all of which involved distinctive LAFCO terms and conditions.
- Throughout the year, the Commission has facilitated ongoing discussions with fire & emergency medical service providers.

- In the past year, the Commission received special updates from a number of health care and park and recreation districts.
- In February 2012, the Commission held a workshop on island annexations, and in October 2012, revised its island annexation policies.
- The Commission has actively monitored the Northeast Antioch annexation efforts, and has received monthly updates from the City of Antioch and the County.

The Commission's priority issues continue to be prominent in LAFCO's efforts. In the coming year, LAFCO can anticipate the following activities:

- ❖ Completion of first round Municipal Service Reviews (MSRs) and initiation of second round MSRs (water/wastewater) which may result in changes of organization and reorganizations.
- ❖ Consideration of several controversial boundary change proposals.
- ❖ Ongoing fiscal and service challenges (fire, health care and other service providers)
- ❖ Perpetual island annexation issues
- ❖ Consideration of additional out of agency service requests

In anticipation of these and other challenging issues, it would be useful to hold another strategic planning session to drill down on the Commission's priority issues and focus on some of the upcoming activities and projects.

The 2011 strategic planning session was facilitated by Bill Chiat, who is a professional facilitator and served as the CALAFCO Executive Director for eight years. Mr. Chiat also facilitated two fire service workshops for Contra Costa LAFCO. Mr. Chiat has extensive experience with LAFCOs, cities, counties, and special districts. LAFCO staff contacted Mr. Chiat regarding the possibility of assisting with a strategic planning session. Mr. Chiat would be delighted and has availability in March and April (Mondays and Wednesdays). The professional fee range is \$1,440 to \$1,980.

If the Commission is interested in holding a strategic planning session, LAFCO staff will proceed with the planning efforts. And if the Commission would like to utilize Mr. Chiat's services, LAFCO staff will work with Mr. Chiat on a service contract and session agenda and report back to the Commission on February 13.

## **RECOMMENDATIONS**

Provide input and direction to staff regarding a strategic planning session (i.e., facilitator, agenda, date, facility and other matters as desired).

Sincerely,

LOU ANN TEXEIRA  
EXECUTIVE OFFICER