

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
MINUTES OF MEETING

March 12, 2014

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, and Alternate Tom Butt.  
County Member 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 McGill, second by Blubaugh, Commissioners adopted the agenda.  
AYES: Andersen, Blubaugh, McGill, Meadows, Schroder, Tatzin  
NOES: none  
ABSENT: Glover (M), Piepho (M)  
ABSTAIN: none
5. Public Comments  
There were no public comments.
6. Approval of February 12, 2014 Meeting Minutes  
Upon motion of Andersen, second by Tatzin, the minutes for the meeting of February 12, 2014 were approved unanimously.  
AYES: Andersen, Blubaugh, McGill, Meadows, Schroder, Tatzin  
NOES: none  
ABSENT: Glover (M), Piepho (M)  
ABSTAIN: none
7. LAFCO 13-08 – Northeast Antioch Reorganization (Area 2A): Annexations to the City of Antioch and DDS and Detachment from CSA P-6  
The Executive Officer reported that this item was continued from the February 12 meeting. Staff provided a brief overview of the proposal, then summarized two new issues. Per the Commission's request, City, County and LAFCO staff attended a community meeting on February 27 at the New Bridge Marina Yacht Club. Staff provided information and responses to questions. Over 50 people attended the meeting, most of whom expressed their opposition to the reorganization.  
Additionally, staff reported that following the February 12 LAFCO meeting, staff learned that County Elections miscalculated the number of registered voters in Area 2A. County Elections



reports there are actually 13 voters instead of nine as previously reported. This makes the area "inhabited" rather than "uninhabited," and changes the protest proceedings and thresholds.

The Chair opened the public hearing.

Don Wilson, representing the Sportsmen Yacht Club (SYC), spoke in opposition to the reorganization and presented a list of 76 signatures of those also opposed.

Freda Lucido, Board Secretary for the SYC, referenced a letter to LAFCO from Steve Klee, Chairman and Manager of the New Bridge Marina, in support of annexation to the City of Antioch. Ms. Lucido stated her disappointment in Mr. Klee's letter, and averred that, if the septic system failed, they would get it fixed. She opposes annexation.

Maggie Sabovich, representing the Pacific Inter-Club Yacht Association, spoke against the annexation, which would impose a large financial burden on the SYC and might prevent its continued existence. When asked what financial burden would be imposed on the SYC, Ms. Sabovich cited the cost of extending the City's services.

Victor Carniglia, representing the City of Antioch, when asked to respond, noted that the only impact on the SYC would be a proposed half-cent sales tax. Residents of the SYC already receive water from the City, and will not be required to connect to the sewer system unless they wish to do so if their current septic system fails.

Darlene Dawson, opposed to the reorganization, pointed out that she asked at the community meeting if they would have the same sort of "grandfathered" zoning ordinance allowances that Area 2B received; they were told they had "missed the boat."

Mr. Carniglia confirmed that the latest developments in this reorganization would be brought to the Antioch City Council on March 25. Chair Meadows urged all residents of Area 2A to attend that meeting.

The Chair closed the public hearing.

Commissioner McGill asked Mr. Carniglia about the attachment referenced by Ms. Dawson. Mr. Carniglia explained that it responded to a number of residents' concerns, which the City could address by pre-zoning. In the case of Area 2A, zoning had already been done. However, he could recommend to the City Council that it adopt a policy providing similar assurances. Commissioner McGill encouraged him to work with the City Council to come up with something like that.

Discussion ensued regarding the ramifications of the erroneous report of registered voters and what could have happened if the Commissioners had approved the reorganization only to discover this error later. LAFCO Legal Counsel Anderson responded and referenced LAFCO law.

Upon motion of Andersen, second by Blubaugh, Commissioners unanimously continued this item to the April 9, 2014 regular meeting, to be held at 1:30 p.m. in the County Board of Supervisors Chamber.

AYES:	Andersen, Blubaugh, McGill, Meadows, Schroder, Tatzin
NOES:	none
ABSENT:	Glover (M), Piepho (M)
ABSTAIN:	none



8. Proposed Budget for FY 2014-15

The Executive Officer presented the proposed budget for FY 2013-14, noting a slight increase of less than one-half of one percent due primarily to increases in personnel costs for two full-time staff members. The FY 2014-15 estimate for services and supplies will decrease due to a decrease in legal and planning costs. The proposed budget includes funding for the second round countywide EMS/fire services MSR. The year-end fund balance will be used to offset the apportioned contributions from the County, cities, and special districts. Application activity has been low, so the most significant revenues will come from those contributions.

There were no public comments.

Commissioner Blubaugh commended staff and commissioners on a job well done, and asked if there has been a set-aside of \$10,000 each year for unfunded benefit obligations. Staff responded affirmatively, noting that the 2014-15 fiscal year will bring that fund to \$40,000. Commissioner Blubaugh suggested that a footnote be added to the budget noting this.

Upon motion of Tatzin, second by Blubaugh, Commissioners unanimously approved the proposed budget for FY 2014-15; directed staff to distribute the proposed budget to the County, cities, and special districts; and scheduled a public hearing for May 14 to adopt the Final FY 2014-15 LAFCO budget.

AYES: Andersen, Blubaugh, McGill, Meadows, Schroder, Tatzin  
NOES: none  
ABSENT: Glover (M), Piepho (M)  
ABSTAIN: none

9. Update on Contra Costa County's Emergency Medical Services Modernization Study

The Executive Officer provided an overview of two studies launched by the County, one covering CCCFPD services, and a separate study of EMS, each of which has a separate focus and scope of work supported by two distinct project teams of Fitch & Associates consultants.

The draft EMS study will be released to the public on March 24, and a town hall meeting will be held on April 9. The project team will meet with LAFCO representatives prior to the LAFCO meeting on that same date. The public comment deadline is April 18.

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

AYES: Andersen, Blubaugh, McGill, Meadows, Schroder, Tatzin  
NOES: none  
ABSENT: Glover (M), Piepho (M)  
ABSTAIN: none

10. CCCERA Correspondence

There were no comments regarding this correspondence.

11. Commissioner Comments and Announcements

Chair Meadows congratulated Commissioner Butt on receiving the American Institute of Architects California Council's 2014 Lifetime Achievement Award for his "outstanding contributions to the improvement of the built environment."

Commissioner McGill reported that he will attend the CALAFCO Legislative Committee meeting on March 21 and that Executive Officer Teixeira will attend as well.



Commissioner Schroder explained that his green hair was part of a fundraising effort for an annual St. Baldrick's fundraiser to raise money to fight childhood cancer; the green hair will be shaved off on St. Patrick's Day.

12. Staff Announcements and Pending Projects

The Executive Officer had no comments to add to the materials provided in the agenda packet.

At 2:21 p.m., Commissioners adjourned to Closed Session to discuss employee performance evaluations.

At 2:29 p.m., Commissioners reconvened and the Chair reported that the Commissioners had nothing to report.

The meeting was adjourned at 2:30 p.m.

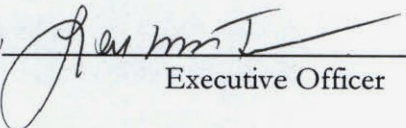
Final Minutes Approved by the Commission April 9, 2014.

AYES: Blubaugh, Glover, McGill, Meadows, Piepho, Tatzin

NOES:

ABSTAIN:

ABSENT: Schroder (M)

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