

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
MINUTES OF MEETING

March 11, 2015

April 8, 2015  
Agenda Item 6

Board of Supervisors Chambers  
Martinez, CA

1. Chair Rob Schroder 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.  
County Members Alternate Candace Andersen.  
Special District Members Michael McGill and Igor Skaredoff and Alternate George Schmidt.  
Public Members 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 Tatzin, second by Andersen, Commissioners, by a vote of 6-0, adopted the agenda.  
  
AYES: Andersen (A), Burke (A), McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: Blubaugh, Glover, Piepho (Members)  
ABSTAIN: none
5. Public Comments  
Vincent Manuel, Senior District Representative for Supervisor (and LAFCO Commissioner) Federal Glover, updated Commissioners on Commissioner Glover's health status.
6. Approval of February 11, 2015 Meeting Minutes  
Upon motion of McGill, second by Andersen, the minutes were approved by a vote of 6-0.  
  
AYES: Andersen (A), Burke (A), McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: Blubaugh, Glover, Piepho (Members)  
ABSTAIN: none
7. LAFCO 14-04 – Reorganization 185: Annexations to CCCSD and EBMUD  
The Executive Officer provided background on this proposal to annex to both CCCSD and EBMUD a total of 172± acres (20 parcels), which was approved by the Commission at the January 2015 meeting. Because it was uninhabited and had less than 100% approval, the reorganization was subject to a protest hearing.  
  
Staff held the protest hearing on February 24, and no protests were filed; consequently, the reorganization is ordered.

**DRAFT**

Upon motion of Tatzin, second by McGill, Commissioners, by a 6-0 vote, received the report, ordered the reorganization, and directed staff to execute the resolution.

AYES: Andersen (A), Burke (A), McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: Blubaugh, Glover, Piepho (Members)  
ABSTAIN: none

8. Proposed Budget and Work Plan for Fiscal Year 2015-16

The Executive Officer presented the proposed annual budget for FY 2015-16, which projects an increase of 3.4% over FY 2014-15, primarily due to increases in personnel costs and LAFCO's contribution to fund the Other Post-Employment Benefits (OPEB) liability. An increase of 3.2% in personnel costs is anticipated, primarily attributable to projected increases in salary and benefit costs. Services & Supplies expenses are expected to decrease by approximately 10%, primarily attributable to decreases in drafting, mapping, and planning costs associated with a decrease in application activity. The proposed budget includes funding for a 2<sup>nd</sup> round 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.

The budget also includes LAFCO's annual contribution to fund its OPEB liability. Since FY 2011-12, LAFCO has included in its annual budget \$10,000 to fund its OPEB liability; and has accumulated \$40,000. Recently, LAFCO joined PARS Public Agencies Post-Retirement Healthcare Plan Trust as a sub-account under the County's trust account and transferred that \$40,000 into the trust account.

A commissioned assessment of future liabilities shows an Employer-Paid Accrued Liability of \$516,522 and an annual contribution of \$52,278 that would fully fund the liability over 30 years (not including the \$40,000 LAFCO recently placed in the trust account). The proposed FY 2015-16 budget includes a contribution of \$40,000, which takes into account the first lump sum contribution and future fluctuations in the market. It is recommended that a new assessment be prepared every three years.

Included with the proposed budget is an overview of FY 2014-15 accomplishments and the proposed FY 2015-16 work plan.

There were no public comments.

Commissioners provided comments on the proposed budget and work plan and thanked staff for its work.

Upon motion of Tatzin, second by McGill, Commissioners unanimously by a vote of 6-0 approved the proposed budget for FY 2015-16; directed staff to distribute the proposed budget to the County, cities, and special districts; and scheduled a public hearing for May 13 to adopt the Final FY 2015-16 LAFCO budget.

AYES: Andersen (A), Burke (A), McGill, Schroder, Skaredoff, Tatzin  
NOES: none  
ABSENT: Blubaugh, Glover, Piepho (Members)  
ABSTAIN: none

9. Agriculture & Open Space Preservation Policy and Workshop

The Executive Officer reported that the Policies and Procedures Committee met to discuss details for an Agriculture & Open Space Preservation Policy Workshop.

Commissioner Tatzin reported that as a starting point the committee scoured the Cortese-Knox-Hertzberg Act (CKH) for any mention of agriculture or open space, and assembled a comprehensive list of government code sections relative to this topic. They then reviewed and summarized a number of agriculture and open space policies already in place at LAFCOs around the State.

Commissioner Tatzin laid out some options available to Contra Costa LAFCO, from a base option that primarily restates the CKH provisions, reworded and organized for ease of access, and perhaps provides a pamphlet incorporating the relevant CKH sections. There are also a number of expanded options that the Commission can consider, from mitigation measures that protect ag and open space land in perpetuity (determining appropriate actions and procedures specific to various annexations) to requiring buffer zones between annexations and ag lands (whether on the annexation parcels or adjacent parcels).

Commissioner Burke noted that the committee met with Chad Godoy, the County Agriculture Commissioner, who was helpful in identifying some of the issues. Contra Costa County is unique in that it has both super-urban and super-rural areas, which can create additional conflict and pressure.

The committee is proposing that a workshop be held in place of the July 2015 regular LAFCO meeting. The Brentwood Agricultural Land Trust (BALT) is interested in providing, in conjunction with the workshop, a morning ag lands tour and farm lunch in the Brentwood area.

Commissioners expressed appreciation for the thoroughness of the research and report and added their suggestions regarding topics for the workshop discussion, the balance between ag, open space, and urbanization and inclusion of representatives of all interested and affected parties, and the location of the workshop. While the committee had recommended holding the workshop in East Contra Costa, it was suggested that a central location would be more desirable, inclusive and accessible.

Dick Schneider, representing the Sierra Club, offered his organization's assistance on any environmental issues or discussions at the workshop. He and his colleagues stand ready to help and participate in any way desired.

Lisa Vordebrueggen, representing the Building Industry Association (BIA), assured Commissioners that the BIA supports both housing for all as well as production of food for all. As a LAFCO policy is developed, the BIA would like to see specific analysis about where and how a policy would actually preserve ag and open space above and beyond the protections already in place (the ULL, Williamson Act, etc.). She also urged LAFCO to ensure that developers be included in the workshop discussions.

Commissioners agreed on using the regular LAFCO meeting date of July 8 for the workshop, and directed staff to find a suitable location in Martinez.

10. Correspondence from CCCERA

There were no comments on this item.

11. Commissioner Comments and Announcements

Commissioner Skaredoff noted that he had heart surgery a week prior to this meeting, and he's grateful to be at the meeting—and he wishes the best for Commissioner Glover.

Commissioner McGill reported that he had missed the last CALAFCO Legislative Committee meeting, but will be attending the next one, in Ontario, on March 20.

Chair Schroder reported that he and Commissioner Butt are running for reelection to LAFCO at the April 2<sup>nd</sup> meeting of the Mayors' Conference.

12. Staff Announcements and Pending Projects

The Executive Officer had nothing new to report.

The meeting was adjourned at 2:36 p.m.

Final Minutes Approved by the Commission April 8, 2015.

AYES:

NOES:

ABSTAIN:

ABSENT:

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