

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
MINUTES OF MEETING

February 10, 2016

March 9, 2016  
Agenda Item 5

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 Alternate Tom Butt.

County Members Federal Glover and Mary Piepho and Alternate Candace Andersen.

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

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 Blubaugh, second by McGill, Commissioners, by a vote of 7-0, adopted the agenda.

AYES: Blubaugh, Butt (A), Glover, McGill, Piepho, Schroder, Skaredoff

NOES: none

ABSENT: Tatzin (M)

ABSTAIN: none

5. Selection of Officers

Upon motion of Glover, second by McGill, Commissioners, by a unanimous vote of 7-0, appointed Commissioner Mary Piepho as Chair for 2016 and Commissioner Don Blubaugh as Vice Chair for 2016.

AYES: Blubaugh, Butt (A), Glover, McGill, Piepho, Schroder, Skaredoff

NOES: none

ABSENT: Tatzin (M)

ABSTAIN: none

A presentation was made to Commissioner Schroder of a resolution thanking him for his work as Chair for the period of May 2014 through January 2016.

Commissioner Schroder then left the meeting and Chair Piepho took the gavel.

6. Public Comments

Marilynne Mellander spoke on the need for an immediate review of West Contra Costa Healthcare District, citing the closure of Doctors Medical Center and the recent sale of the property to a hotel operation, its multi-million dollar debt, and lack of oversight and fiduciary responsibility.

7. Approval of January 13, 2016 Meeting Minutes

Upon motion of McGill, second by Blubaugh, the minutes were approved by a vote of 5-0, with Commissioner Butt abstaining.

**DRAFT**

AYES: Blubaugh, Glover, McGill, Piepho, Skaredoff  
NOES: none  
ABSENT: Schroder (M), Tatzin (M)  
ABSTAIN: Butt (A)

8. Request to Transfer Jurisdiction from San Joaquin LAFCO to Contra Costa LAFCO

The Executive Officer noted that there are several multi-county districts where Contra Costa LAFCO is not the principal LAFCO. The principal LAFCO is that LAFCO which has the largest portion of assessed value within the district and thus by law has jurisdiction over boundary changes. LAFCO law allows for the transfer of jurisdiction so long as the principal LAFCO agrees to transfer, and the receiving LAFCO agrees to assume jurisdiction.

This request for a transfer of jurisdiction relates to a County application submitted to both Contra Costa and San Joaquin LAFCOs to detach territory from Byron Bethany Irrigation District (BBID) as it overlaps with the Town of Discovery Bay Community Service District's (DBCSD) boundary. The Contra Costa County Board of Supervisors also requested that jurisdiction be transferred to Contra Costa LAFCO given that the subject territory is located in this County. The subject territory receives municipal services, including water service, from DBCSD. BBID is not currently providing water service to the subject territory, and it is unlikely that BBID will provide water service to this area in the future given that the districts have different water sources.

Upon motion of McGill, second by Blubaugh, Commissioners, by a 6-0 vote, agreed to assume exclusive jurisdiction for this proposal, and authorized LAFCO staff to send a letter to San Joaquin LAFCO requesting a transfer of jurisdiction.

AYES: Blubaugh, Butt (A), Glover, McGill, Piepho, Skaredoff  
NOES: none  
ABSENT: Schroder (M), Tatzin (M)  
ABSTAIN: none

9. Request to Transfer Jurisdiction from Alameda LAFCO to Contra Costa LAFCO

The Executive Officer reported that this request for a transfer of jurisdiction relates to an application from a property owner to annex 5.9± acres to East Bay Municipal Utility District (EBMUD), which has been providing water to the property since 1987.

Alameda and Contra Costa LAFCOs have adopted *Procedures for Processing Multi-County Changes of Organization or Reorganization - Alameda and Contra Costa LAFCOs*. Alameda and Contra Costa LAFCOs have a history of transferring jurisdiction. These procedures provide for an initial review and consultation by the LAFCO Executive Officers, which has occurred.

Upon motion by Blubaugh, second by Glover, Commissioners, by a 6-0 vote, agreed to assume exclusive jurisdiction for this proposal, and authorized LAFCO staff to send a letter to Alameda LAFCO requesting a transfer of jurisdiction.

AYES: Blubaugh, Butt (A), Glover, McGill, Piepho, Skaredoff  
NOES: none  
ABSENT: Schroder (M), Tatzin (M)  
ABSTAIN: none

10. Fiscal Year 2016-17 Budget Schedule/Work Plan Preview

The Executive Officer introduced a preliminary work plan for FY 2016-17, which included goals and objectives such as MSRs & SOI updates, policies & procedures updates, and other projects.

Second-round MSR options were listed, with special emphasis on healthcare services, which would be timely in light of West Contra Costa Healthcare District's (WCCHCD) winding down of its operations.

Commissioner McGill stated that a special study of WCCHCD might be in order so that the district could perhaps avoid having to hold a costly election in November. He also is concerned about Castle Rock County Water District (CRCWD) and would like to follow up on that, as well as Rollingwood-Wilart Park Recreation and Park District (RWPRPD).

Commissioners were concerned that an immediate special study of WCCHCD could be redundant if a health care services MSR were to be scheduled for FY 2016-17, but also felt that it is critical to put such a study on a fast track.

Staff reported that Fred Allen from CRCWD recently sent a letter with an update, and that will be placed on the March or April agenda so that Mr. Allen can make a report in person.

Staff has proposed looking into some additional costs that would be part of succession planning for this LAFCO: a move to office space at 40 Muir Road, provided by the Department of Conservation and Development, and the hiring of an additional staff person.

While Commissioners are reluctant to see additional budget costs due to a move passed on to local agencies, Commissioners Glover and Piepho noted that the future of the County Administration Building is tenuous, so a move might be timely.

Upon motion of Blubaugh, second by McGill, Commissioners, by a 6-0 vote, directed staff to present a Proposed Budget for review and approval at the March 9, 2016 LAFCO meeting with the following options included: second-round MSRs for health care services and cities/community service districts; relocation of LAFCO offices; additional staffing; and special studies for WCCHCD and RWPRPD. Further, staff was directed to present a Final Budget for review and approval at the May 11, 2016 LAFCO meeting.

AYES: Blubaugh, Butt (A), Glover, McGill, Piepho, Skaredoff

NOES: none

ABSENT: Schroder (M), Tatzin (M)

ABSTAIN: none

11. Correspondence from CCCERA

There were no comments on this item.

12. Commissioner Comments and Announcements

Commissioner Skaredoff noted that, regarding an article included in their packet about the Peninsula Open Space Trust (POST) in San Mateo County, he could invite the San Mateo Resource Conservation District (the oldest of its kind in the state) to come share its experience with POST.

Also, Commissioner Skaredoff attended the California Water Action Plan 2016 update (also known as CalWater 2.0) rolling out the Governor's plan on water; one key item highlighted co-equal goals in the Delta; another item noted that drought measurements should be in place permanently. One section was devoted entirely to the Delta.

Commissioner McGill reported that he attended the CALAFCO Legislative Committee on January 22<sup>nd</sup> in San Diego, and the CALAFCO Board meeting in Irvine on February 5<sup>th</sup>. The Board updated its legislative policy, which will mean that this LAFCO's policy will need to be updated to reflect those changes. Commissioner McGill will attend another CALAFCO Legislative Committee meeting on February 26<sup>th</sup> in Sacramento.

Commissioner Skaredoff also noted that the Contra Costa Special Districts Association held an election for its officers, and that in the absence of a quorum, Commissioner McGill withdrew from a contested bid for member at large in order for the position to be filled without a vote.

Chair Piepho thanked commissioners for their electing her as chair for 2016.

13. Staff Announcements

The Executive Officer reported that staff is looking forward to attending the 2016 CALAFCO Staff Workshop, which will be held in Universal City at the end of March, and that Kate Sibley is working on a timely and important session on water.

Also, staff attended the CALAFCO Legislative Committee on January 22<sup>nd</sup>, and reported that the Committee is working on the annual omnibus bill, legislation regarding LAFCOs and JPAs, and cleanup of SB 88.

The meeting adjourned at 2:18 p.m.

Final Minutes Approved by the Commission March 9, 2016.

AYES:

NOES:

ABSTAIN:

ABSENT:

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