



AGENDA ITEM 5A

SEPTEMBER 21, 2016 REGULAR MEETING MINUTES

1. CALL TO ORDER

The meeting was called to order at 9:00 a.m. in the Humboldt Bay Municipal Water District Office, with Chair Bass presiding.

2. FLAG SALUTE

3. ROLL CALL

Members Present: Virginia Bass, Estelle Fennell, Debra Lake, Sue Long, Robert McPherson, and Troy Nicolini
Members Absent: Gordon Johnson
Alternates Present: None
Alternates Absent: Skip Jorgensen, Frank Scolari, Ryan Sundburg, and Mark Wheatley
Staff: George Williamson, Executive Officer
Colette Metz, Administrator
Paul Brisso, Legal Counsel

4. PUBLIC APPEARANCES

None

5. CONSENT CALENDAR

A) Approval July 20, 2016 Regular Meeting Minutes

Motion McPherson/ Fennell to approve consent calendar. Motion passed by 6-0-0 vote.

6. BUSINESS ITEMS

A) CALAFCO 101: An Introduction to the California Association of Local Agency Formation Commissions by Pamela Miller, CALAFCO Executive Director

Executive Officer Williamson introduced CALAFCO Executive Director Pamela Miller and expressed gratitude for her visiting Humboldt LAFCo. Ms. Miller provided a CALAFCO operations overview presentation, describing the mission, membership, organization, staffing, financial, and membership services of CALAFCO. She described the new rotational model for future conferences, reviewed CALAFCO's strategic planning dashboard that includes an annual performance review, and discussed legislation trends that seem to be encouraging State overrides and divesting LAFCo of authority.

B) Year-End Financial Report for Fiscal Year 2015-16

Executive Officer Williamson summarized the staff report and described year-end actuals for 2015-16, noting increased application activity. By order of the Chair, the Commission received and filed the report.

7. PUBLIC HEARING ITEMS

By order of the Chair, with concurrence from the Commission, the order of the hearing items were revised as follows:

A) **Countywide Recreation and Park Services Municipal Service Review and Sphere of Influence Updates**

Chair Bass opened the public hearing. Executive Officer Williamson summarized the staff report and discussed the interim sphere determination for the Rohner Community Recreation and Park District, which would facilitate a property tax sharing agreement between the City of Fortuna and the County for the incorporated area within the existing district. Administrator Metz noted that the property tax sharing agreement, once negotiated, will determine whether dissolution or subsidiary district formation is preferred. Both options may be initiated by LAFCo with support from the City of Fortuna as the successor agency.

Motion Nicolini/ Fennell to adopt Resolution No. 16-07, approving the Countywide Recreation and Park Services Municipal Service Review and updating the spheres of influence for the districts studied in the MSR. Motion passed by roll call vote of 6-0-0.

B) **Proposed Strongs Creek Valley Annexation to the City of Fortuna**

Commissioner Long recused herself from the hearing due to a conflict of interest related to her employer owning property within the proposed annexation area.

Administrator Metz summarized the staff report and reviewed staff's recommended reduced boundary alternative. A supplemental staff report was provided to commissioners at the meeting, which described a property owner request for removal from the annexation area and reduced boundary alternative (APN 202-041-007), as well as an additional recommended condition of approval allowing water service connections to existing unincorporated residences along Newburg Road for a period of one year pursuant to Government Code Section 56133. In addition, staff noted that the non-consent parcel (APN 200-431-010) that is part of the northerly residential area along Newburg Road should be included in the annexation based on a prior petition for water service that was signed by the owner along with other adjacent residents and provided to the City.

Randy Rouda, LACO Associates project consultant for the City of Fortuna, presented the City's proposal and described existing infrastructure in the annexation area.

Dennis Scott, McLean Foundation, discussed the proposed community center facility, project timeline, and need for annexation.

Liz Shorey, Deputy Director of Community Development, discussed the City's efforts to work with the McLean Foundation and address broader service needs in the Strongs Creek area.

Chair Bass opened the public hearing.

Pam Perreire, Newburg Road resident, commented that there are water quality and quantity problems that are a health and safety issue for residences at the northerly end of Newburg Road.

John LaBoyteaux, Food, Fiber and Flowers, commented on several aspects of the proposed annexation that demonstrate the likelihood of agricultural land conversion, including development pressures related to proposed pre-zoning, premature

annexation of territory for which no immediate plans for development are proposed, and non-consent of several property owners within the annexation area.

Katherine Ziemer, Humboldt County Farm Bureau, commented that she supports staff's recommendation for a reduced annexation area that serves to preserve agricultural land in the Strongs Creek Valley.

Steve Helton, Newburg Road resident, reiterated comments about the need for water services to existing residences along the northern portion of Newburg Road and asked about sewer services and the cost to connect.

Kim Eubanks, Newburg Road resident, commented that she supported annexation of existing residences in the northerly portion of Newburg Road to address health and safety issues related to water.

Mary Greene, Newburg Road resident, commented about water quantity issues including water for her apple orchard, and noted that there has been vandalism and need for additional police presence in this area.

The Commission discussed the proposal and reduced boundary alternative, and deliberated on road maintenance responsibilities for Loop Road and Newburg Road.

Motion McPherson/ Nicolini to adopt Resolution No. 16-06, approving the Strongs Creek Valley Annexation to the City of Fortuna, as modified consistent with the reduced boundary alternative, with amendments as provided in the supplemental staff report (removal of APN 202-041-007, addition of APN 200-431-010, and new condition allowing for water service connections along Newburg Road pursuant to Government Code Section 56133), and subject to the recommended conditions. Motion passed by roll call vote of 5-0-1 (Long).

8. INFORMATIONAL AND CONTINUING ITEMS

A) Status of Current and Future Proposals

By order of the Chair, the Commission received and filed the report.

9. EXECUTIVE OFFICER'S REPORT

None

10. WRITTEN CORRESPONDENCE

A) CALAFCO Quarterly, September 2016

By order of the Chair, the Commission received and filed the report.

11. ADJOURNMENT

The meeting was adjourned at 11:35 a.m. Next regular meeting: November 16, 2016.