

AGENDA ITEM 5A

**JULY 19, 2023
DRAFT MEETING MINUTES**

1. CALL TO ORDER

The meeting was called to order at 9:03 a.m. in the City of Eureka Council Chambers and via Zoom video conference with Chair Bushnell presiding.

2. FLAG SALUTE

3. ROLL CALL

Members Present: Michelle Bushnell, Ali Lee, and Steve Madrone
Members Absent: Steve Ladwig, Debra Lake, Mike Losey, and Troy Nicolini
Alternates Present: Heidi Benzonelli*, Gordon Johnson
Alternates Absent: Jack West, and Mike Wilson
Staff: Colette Santsche, Executive Officer
Krystle Heaney, Clerk/Analyst
Ryan Plotz, Attorney

* Seated as voting member

4. PUBLIC COMMENT – None

5. CONSENT CALENDAR

A) Approval of March 15, 2023 Regular Meeting Minutes

Motion Benzonelli/Lee to approve the consent calendar. Motion passed by 4-0-0 voice vote.

6. BUSINESS ITEMS

A) Updated Water Service Agreement between the Garberville Sanitary District and the Southern Humboldt Community Park (SHCP) and Amendment to LAFCo Resolution No. 19-05

EO Santsche introduced the staff report and provided an overview of Resolution 23-04, which serves to document changes in the Water Service Agreement between the Garberville Sanitary District and SHCP executed on June 27, 2023.

At the March 23, 2023 LAFCo meeting, the Commission received correspondence from the public regarding a change of location for the water line connection to serve the SHCP. At the time staff concluded no further action was needed since land use and property development is not the purview of LAFCo and that all other particulars related to the actual delivery of service had not changed, including the size of the lateral, the amount of water to be delivered, and the locations to which the service is to be provided to the SHCP property.

Since the March meeting, the GSD Board approved an Updated Water Service Agreement with the SHCP which was executed on June 27, 2023. This has prompted the need to amend LAFCo Resolution No. 19-05 to include the Updated Water Service Agreement as an attachment to proposed Resolution No. 23-04.

Chair Bushnell disclosed that a complaint was filed with the Fair Political Practices Commission (FPPC). While the FPPC has not made any determination regarding the complaint, Chair Bushnell indicated she is not recusing herself on this item because she has no financial conflict.

Commissioners held discussion regarding existing and potential future land uses at the park, potential intensification of services, and existing water infrastructure at the park. LAFCo staff noted that any future development in the park, beyond what is stated in the current agreement, would require additional LAFCo approval. GSD contract staff noted that the current agreement is for 20 units of water per month. If the park uses more than 20 units for two months in a 12-month period, the water line will be shut off.

Public comment was provided by Ed Voice and Kristin Vogel who stated concern about potential intensification of services and transparency of the LAFCo process.

Motion Madrone/ Benzonelli to adopt Resolution 23-04 amending Resolution No. 19-05, a resolution authorizing the Garberville Sanitary District to provide water services outside the district boundary to APN 222-091-015 (Southern Humboldt Community Park. As part of this action, the Commission finds that the proposed change is so minor in nature that it does not present any new environmental impacts not already considered, does not constitute a substantial change, and that no subsequent or supplemental environmental documentation is required. Motion passed by the following roll call vote:

AYES: Commissioners: Benzonelli, Bushnell, Madrone
NOES: Commissioner Lee
ABSTAIN: None

7. PUBLIC HEARING ITEMS - None

8. INFORMATIONAL AND CONTINUING ITEMS

A) Preview of Draft Agency Profiles for South County Municipal Services Review and Sphere of Influence Update

Clerk Heaney introduced the staff report and provided a brief summary of the draft agency profile for the Garberville Sanitary District. Items of note included current number of water and wastewater connections, existing out of agency service connections, water sources and capacity, and upgrades to the wastewater treatment plant.

Chair Bushnell opened the item up for commissioner and public comment but none was received.

B) LAFCo Web-Based Boundary Mapping Workplan

Clerk Heaney introduced the staff report and provided an overview of the proposed workplan for developing a web-based boundary mapping tool for Humboldt LAFCo. The web-based tool would include agency boundaries along with attribute data such as year formed, agency website, current MSR link, and more. The map could also include information about Disadvantaged Unincorporated Communities and annexation histories.

Commissioners held discussion on the level of LAFCo resources that would go into development of map and expressed interest for more up to date information about infrastructure location and age. It was suggested that LAFCo educate special districts about the importance of mapping and that it could potentially be included in grant funded projects. Commissioners would like to move forward with the map at a limited scale and potentially link to Humboldt County web map.

9. EXECUTIVE OFFICER'S REPORT

A) CALAFCO Annual Conference and Mobile Workshop Flyer (October 18-20, 2023)

B) CALAFCO Achievement Award Nominations

C) CALAFCO Board Recruitment and Nominations

D) CALAFCO Board of Directors Meeting (July 14, 2023)

E) CALAFCO Daily Legislative Report (July 2023)

EO Santsche introduced the staff report and noted that the annual CALAFCO conference is coming up in October. There is currently budget to send two to three commissioners. There is also an open application period for achievement award nominations and open county and special district seats on the CALAFCO Board of Directors. No additional discussion was held.

10. WRITTEN CORRESPONDENCE

A) Harrington Correspondence Regarding McKinleyville Incorporation Exploration

EO Santsche introduced a letter received by Lynn Harrington regarding early discussions about incorporation of McKinleyville and the potential impact it could have on Measure V which caps rent increases on trailer parks. EO Santsche provided a written response to Lynn regarding LAFCo's role in the incorporation process and provided a link to the MMAC website for more information. Commissioners held limited discussion regarding rent control methods and indicated that no further agenda item is necessary at this time.

11. ADJOURNMENT

The meeting was adjourned at 10:17 a.m. It was noted that the next regular meeting of the Commission is scheduled for Wednesday, September 20, 2023, at 9:00 a.m. at the City of Eureka Council Chambers located at 531 K Street, Eureka, CA 95501.

Note, the September meeting was subsequently cancelled.