



Contra Costa County Special District Association Meeting Minutes

9.19.2022	Meeting Time: 10:00 a.m.	In order to comply with State and County Health Orders, this meeting was held via teleconference.
Call to Order / Breakout Session	<p>At 9:30 a.m., a Meet and Greet session was held via Zoom for an open discussion among Association Members.</p> <p>At 10:00 a.m., the meeting was called to order.</p>	
Minutes	Cecilia Goff, District Secretary, Ironhouse Sanitary District	
Link to Zoom Recording	9.19.2022 CCSDA Meeting Recording Link	
Attendees	Attendees Signed-In Via Zoom	
Welcome		
<p>Mr. Chad Davisson, CCSDA President, called the meeting to order and welcomed members. He announced that the Contra Costa Special Districts Association received the CCSDA Chapter of the Year Award.</p> <p>The Association approved the May 16, 2022 CCSDA meeting minutes and the July 11, 2022 Alameda and Contra Costa Associations Joint Meeting.</p>		
Guest Speaker – Lou Ann Texeira, Executive Director of Contra Costa LAFCo, LAFCo 101		
<p>Mr. Davisson introduced Ms. Lou Ann Texeira, Executive Director of Contra Costa LAFCo.</p> <p>Ms. Texeira explained that the Local Agency Formation Commission (LAFCo) is a state mandated agency that acts on boundary matters. It does not directly regulate land use Independent agency and is not part of the County. Legislature directs LAFCO to encourage orderly boundaries, preserve agriculture and open space lands, promote efficient public services, consider future growth and service needs and acts as a watchdog.</p> <p>Ms. Texeira explained that some of the many services that LAFCo is responsible for are changing city and district boundaries, reorganizing local agencies, creating new cities and special districts, Municipal Service Reviews (MSRs) preparation and establishing and updating Sphere of Influences (SOIs).</p>		

Every California county has one LAFCo and all cities and most special districts are within LAFCo's jurisdiction. CCLAFCo funding is equally provided by the County, cities, and special districts and is offset by application processing fees. Budgeting, staffing and operating needs are managed independently.

Ms. Texeira explained that LAFCo operates as both a planning and regulatory agency. She provided an overview of the Municipal Service Review process and current statuses.

She stated that LAFCO can initiate district formations, consolidations, dissolutions, mergers, and establishment of subsidiary districts, but not annexations, detachments, incorporations and disincorporations. Initiated proposals must be consistent with a conclusion or recommendation from an SOI study, special study, or MSR.

An update on current CCLAFCo activities and resources was provided.

Questions from the Association were solicited and answered. Mr. Davisson thanked Ms. Texeira for her presentation.

Guest Speaker - Jim Levine, Proposed Land Use Concepts for Jersey Island

Mr. Davisson introduced Mr. Jim Levine, Montezuma Water, LLC (MW).

Mr. Levine explained that he founded Montezuma Water, Montezuma Wetlands and Montezuma Carbon. His companies developed a unique way to combine technical management, permitting and entrepreneurial ideas and have worked on over 2,000 projects.

He explained that public-private partnerships (P3) are contractual agreements between a public agency and a private entity that allow for greater private participation in the delivery of projects. P3 projects typically lower the risks and costs of projects for public agencies. Private partners are usually able to accelerate projects, reduce staff burdens, allow entrepreneurial capabilities prior to design completion and provide non-tradition results.

Montezuma Water provided an overview of the P3 with Ironhouse Sanitary District (ISD) for Jersey Island. ISD determined their needs independently and issued an RFP. The process between ISD and MW included refining goals, project analysis and innovative plans to maximize land value to ISD. This also allowed MW to take on the initial burden of vetting the plan and paying for the analysis.

The Proposed land use for Jersey Island included reduction of public expenditures for ratepayers, retain necessary critical function such as and easement to discharge, and the eventual transfer of ownership. Current goals for Jersey Island to include physical, financial and environmental sustainability, education, business employment and entertainment opportunities and to reduce the carbon footprint to end up with a carbon negative island.

Montezuma Water's combined new uses include:

- agricultural and park uses
- wildlife rescue center
- development of renewable green power that helps fulfill the County's renewable energy goals
- public marina
- watersports and sports and facility center
- habitat enforcement and mitigation bank
- construction of up to 450 homes (pays for infrastructure of wildlife rescue, parks and beaches
- hotel and ferry terminal (generates jobs and tax revenues for the county)

Mr. Levine explained that this plan could achieve ISD's goals and provide benefits to its surrounding community. The ISD Board approved the agreement to pursue the New Use. MW will undertake CEQA and permitting, including annexing the island into the City of Oakley's sphere of influence, per the City's request. As part of the agreement, MW pays all of the costs and takes all of the risks

Questions were solicited and answered. Mr. Davisson thanked Mr. Levine for his presentation.

Recognition for Brian Helmick for his contribution to CCSDA

Chad Davisson introduced Mr. Brian Helmick, former East Contra Costa Fire Protection District (ECCFPD) Fire Chief. He explained the ECCFPD was recently dissolved and Mr. Helmick is now a part of Contra Costa Fire Protection District. CCSDA recognized his efforts to bring ECCFPD into compliance and his many contributions to CCSDA.

Mr. Helmick thanked the ECCFPD Board, CCSDA and its members for their continued support and collaboration.

CCSDA 30th Anniversary Ad-Hoc Committee Update – Chad Davisson

Chad Davisson explained that the CCSDA 30th anniversary dinner will be held on April 27, 2023 at the Pleasant Hill Recreation Center. Committee members plan to produce a program for the event. Sponsorship development and requests are in progress. Questions were solicited and answered.

Update on Ad-Hoc Committee for CCSDA Website Revision

Mr. Davisson explained that an ad-hoc committee was created to update the content and structure on the CCSDA website. The committee went through the website and made necessary preliminary website revisions. Updates will be provided to the Association. Input from the Association was solicited.

Audit Committee Update – Bert Michalczyk

Ms. Cecilia Goff, CCSDA audit committee, explained that she and co-auditor, Ms. Patricia Howard, met electronically in August 2022 with the Association treasurer and performed an audit of the financial statements. The Audit committee concluded that the financial statements accurately reflect the activities of the Association for the period of July 1, 2021 to June 30, 2022. The committee recommended that the treasurer file informational tax returns for the FYE June 30, 2021 and Association maintain the practice of adopting an annual budget.

Update on adding a new membership category

Mr. Davisson explained that the Association does not provide an option for retired members with institutional knowledge to still have an active role, in an informational or advisory capacity. Review of the final language for this position will be provided at the November meeting. The target date for formal action is January 16, 2023.

Non-Member Special District Outreach Efforts to Increase Chapter Membership

The CCSDA administration is currently working on developing a list of non-chapter member. A flyer is being developed to provide an overview of CCSDA to attract members and increase membership.

LAFCo Update – Michael McGill

Mr. McGill, LAFCo Commissioner, explained that LAFCo is relatively quiet right now. The October meeting will likely be canceled. He plans to attend the CALAFCo annual conference and submit his name for reelection to the CALAFCo Board.

Call for Alternate Members

Mr. Davisson solicited interest for an alternate special district representative for the Contra Costa Treasury Oversight Committee and for the Successor Agency to Contra Costa County Redevelopment Agency, Countywide Oversight Board.

ISD Vice President Dawn Morrow expressed interest in serving as the alternate special district representative for the Contra Costa Treasury Oversight Committee. A solicitation for representatives will be sent out to the membership.

CSDA Update and Legislation in Progress – Dane Wadle/Colleen Hayley

Ms. Colleen Hayley, California Special Districts Association (CSDA), congratulated the association on receiving the CSDA Chapter of the Year award. Ms. Hayley explained that CSDA opposed the proposed initiative 21-0042A, the “Tax-Payer Protection and Government Accountability Act.” CSDA members were encouraged to adopt resolutions opposing the bill. The CSDA Board Secretary Conference will be held in Monterey in November. A Take Action Brief will be sent out in November.

Announcements and Member Comments

Mr. Igor Skaredoff, EBRPD Board Member, explained that they are in the process of developing a policy in regards to sharing the trails with horses, pedestrians and bicyclists. A Pleasanton trail will be open for public use sooner than expected. Ms. Cheryl Sudduth, West County Wastewater Board Member, explained that she is moderating a water policy workshop in West County. A flyer with more details will be distributed to the Association. The international day without water is from October 20-22 and Ms. Sudduth encouraged all to participate. The Association will consider having a hybrid and in-person meetings beginning in November provided that a facility that allows this is located.

Adjourn

The meeting was adjourned at 12:00 p.m. The next meeting will be held on November 21, 2022 and the location is to be determined.