



LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY

SUMMARY MEETING MINUTES

OCTOBER 4, 2010

1. CALL TO ORDER; ROLL CALL

Chair Inman called the regular meeting of October 4, 2010 to order at 4:01 P.M. At the time of roll call, the following Commissioners and staff were present:

| Regular Commissioners | Alternate Commissioners | Staff |
|--------------------------------|-------------------------|----------------------------------|
| Juliana Inman, Chair | Joan Bennett | Keene Simonds, Executive Officer |
| Brian J. Kelly | Gregory Rodeno | Jackie Gong, Commission Counsel |
| Brad Wagenknecht | | Brendon Freeman, Analyst |
| Lewis Chilton arrived at 4:05. | | Kathy Mabry, Secretary |

Commissioners Dodd and Luce were excused.

2. PLEDGE OF ALLEGIANCE

Myrna Abramowicz, President of the Napa County Regional Park & Open Space District led the Pledge of Allegiance.

3. AGENDA REVIEW

There were no requests to rearrange the agenda.

4. PUBLIC COMMENT

Chair Inman invited members of the audience to provide public comment. No comments were received.

5. CONSENT ITEMS

a) Approval of Minutes

The Commission was presented with draft minutes from the August 2, 2010 meeting for approval.

b) Current and Future Proposals

The Commission received a report summarizing current and pending proposals. No new proposals have been submitted since the August 2, 2010 meeting.

c) Notice of Review by the Napa County Grand Jury

The Commission received written correspondence from the Napa County Grand Jury regarding their intention to review LAFCO as part of their 2010-2011 schedule.

Upon motion by Commissioner Wagenknecht and second by Commissioner Chilton, the consent calendar items were approved.

6. PUBLIC HEARING ITEM

a) Adoption of Amendments to Conflict of Interest Code

The Commission considered amendments to its adopted conflict of interest code. Jackie Gong, Counsel provided a brief summary of the changes involving the Political Reform Act. The first proposed amendment addresses the availability of the Fair Political Practices Commission or Commission Counsel to provide designated employees with assistance in complying with the conflict of interest code. The second proposed amendment is to address administrative, criminal and civil sanctions for violations of the conflict of interest code. The third and final proposed amendment updates the legal monetary limit for gifts from a single source from \$390.00 to \$420.00.

Chair Inman opened the public hearing. No public comments were received. Chair Inman closed the public hearing.

Upon motion by Commissioner Kelly and second by Commissioner Chilton, the resolution to amend and update the adopted conflict of interest code was approved (**Resolution No. 10-19**).

7. ACTION ITEM

a) Proposed Annexation of the Eucalyptus Grove and American Canyon High School Properties to the City of American Canyon

The Commission considered a proposal from American Canyon to annex 156.1 acres of unincorporated territory comprising two non-contiguous areas. The County Assessor identifies the affected parcels as 058-030-056 and 059-040-077.

Staff recommended approval of the proposal with modifications to concurrently include annexation to the American Canyon Fire Protection District and detachment from County Service Area No. 4. Staff provided a verbal report which included clarification of the special approval condition requiring American Canyon to concurrently annex the Eucalyptus Grove property back into CSA No. 4 if vineyard planting is permitted as currently authorized under the American Canyon General Plan.

Chair Inman asked any members of the audience to provide their comments. The following comments were received.

- American Canyon's Community Development Director Brent Cooper thanked LAFCO staff for working with the City on the application, stated that he concurs with the aforementioned conditions and asked for the Commission's vote on the proposal.

Upon motion by Commissioner Kelly and second by Commissioner Wagenknecht, the annexation was approved with a special condition requiring American Canyon to file a future proposal with the Commission to annex the Eucalyptus Grove property back into CSA No. 4 if vineyard development is permitted (**Resolution No. 10-20**).

8. DISCUSSION ITEMS

a) Concurrent Municipal Service Review and Sphere of Influence Update on County Service Area No. 4

The Commission received a draft report from staff representing the agency's scheduled municipal service review and sphere of influence update for County Service Area No. 4. The draft report was presented to the Commission for discussion in anticipation of future action. Staff provided a verbal summary and highlighted key policy and service related issues. Following discussion, the Commission agreed that in order to help sustain current and future public farmworker housing, CSA No. 4 should work with stakeholders in generating support to increase the special assessment through new legislation. However, the Commission directed staff to revise the report to avoid inferences suggesting the assessment provide full-cost recovery.

No public comments were received.

Staff anticipates presenting a final report to the Commission for consideration at its next meeting on December 6, 2010.

b) Concurrent Municipal Service Review and Sphere of Influence Establishment on the Napa County Regional Park and Open Space District

The Commission received a draft report from staff representing the agency's scheduled municipal service review and sphere of influence establishment of the Napa County Regional Park and Open Space District. The draft report was presented to the Commission for discussion in anticipation of future action. Staff provided a verbal summary and highlighted key policy and service related issues.

The following public comments were received:

- John Woodbury, General Manager - discussed the District's funding and its operations. The recent purchases of the Moore Property near Lake Hennessy, and the potential acquisitions of the Vallejo Lakes and Skyline Park were also discussed.
- Guy Kay, Director - discussed how the District's goals have been met. He also discussed the District's interaction with the Napa Land Trust.
- Myrna Abramowicz, President - discussed how proud the District is to work with the different cities, especially American Canyon, as well as the various councils within Napa County. She also noted that specific actions could not have been taken if the NCPOSPD had not been formed.

Commissioners Chilton and Kelly suggested to staff that the sources of funding be expounded on in the report. Chair Inman encouraged the Commission to contact LAFCO staff if they have any additional comments for the final report.

Staff anticipates presenting a final report to the Commission for consideration at its next meeting on December 6, 2010.

9. EXECUTIVE OFFICER REPORT

The Commission was provided with a verbal report from the Executive Officer regarding the following items:

- Ad Hoc Committee on Policies and Procedures - the Committee is completing its assigned task of updating the Commission's General Policy Determinations and changes to the Application and should return in December with an update.

9. EXECUTIVE OFFICER REPORT – continued:

- Municipal Service Review on the Lake Berryessa Region – reorganization options and Senate Bill 1023 were discussed.
- Geographic Information System (GIS) Update Program – editing to the GIS will be done soon.
- California Association of Local Agency Formation Commission’s 2010 Annual Conference – staff will accompany Commissioners to the conference later this week.

10. COMMISSIONER COMMENTS; REQUEST FOR FUTURE AGENDA ITEMS

There was no discussion of this item.

11. ADJOURNMENT

The meeting was adjourned at 4:54 p.m. The next regular LAFCO meeting is scheduled for Monday, December 6, 2010 at 4:00 p.m.

Juliana Inman, Chair

ATTEST: Keene Simonds
Executive Officer

Prepared by:

Kathy Mabry
Commission Secretary