



LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

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MEETING MINUTES

Madera County Government Center
Board of Supervisors' Chamber
200 West 4th Street
Madera, CA 93637

LAFCO Meeting
Wednesday, April 27, 2022
11:00 A.M.

1. CALL TO ORDER

Chair Waseem Ahmed called the meeting to order at 11:03 a.m.

Roll Call: Roll call given by LAFCO Clerk Zuniga.

Commissioners Present: Waseem Ahmed, City Member (Chowchilla)
Robert Poythress, County Member
Jose Rodriguez, City Member (Madera)
Laura Young, Public Member At-Large
Mark Stamas, Alternate Public Member At-Large

Commissioners Absent: Tom Wheeler, County Member

Others Present: Dave Braun, Executive Officer
Joann Zuniga, LAFCO Clerk
Laurie Avedisian-Favini, Attorney at Law, LAFCO Legal Counsel
Wally Nishimoto, Business Systems Analyst, Tech Assistance

Pledge of Allegiance: Chair Waseem Ahmed led recitation of the Pledge of Allegiance.

2. PUBLIC COMMENT PERIOD

Chair Waseem Ahmed called for public comment. There were no comments from the public. The Chair closed the public comment period.

3. CONSENT CALENDAR

Review and Approval of Meeting Minutes of March 30, 2022.

Commissioner Poythress moved to approve the March 30, 2022, meeting minutes, seconded by Commissioner Rodriguez; motion passed by a vote of 4 to 0 with 1 Commissioner absent.

Vote: Yes - Poythress, Rodriguez, Young, Ahmed
 No - None
 Absent - Wheeler
 Abstain - None

The Consent Agenda was approved. Meeting Minutes of March 30, 2022, were approved and filed as presented.

4. NEW MATTERS

A. Municipal Service Review

Consideration of the proposed Municipal Service Review for the Madera County Mosquito and Vector Control District and Chowchilla Memorial Healthcare District

- RECOMMENDATION: Approve the Municipal Service Review

Staff Presentation

Executive Officer Dave Braun introduced Project Manager Bonique Emerson of Precision Civil Engineering, who prepared the Municipal Service Review (MSR) for the Madera County Mosquito and Vector Control District and Chowchilla Memorial Healthcare District.

Bonique Emerson stated the Madera County Mosquito and Vector Control District and Chowchilla Memorial Healthcare District Municipal Service Review (MSR) was prepared in accordance with California Government Code Section 56430 and Section 56425 and was subject to public and agency consideration and comment.

Bonique Emerson highlighted key points of the MSR in a PowerPoint presentation:

- The MSR was a comprehensive assessment of the ability of existing local government agencies to provide municipal services effectively and efficiently to residents and users.
- The MSR attempted to capture and analyze information about the governance structures and efficiencies of service providers.
- The MSR must be completed prior to the update of a Sphere of Influence (SOI) or before reorganization of district boundaries.

- The Sphere of Influence (SOI) was a planning boundary outside of the agency's legal service boundary, and it determined probable physical boundaries and the service area of a local agency.

Bonique Emerson stated the MSR was prepared in accordance with the Cortese Knox Hertzberg (CKH) Reorganization Act of 2000 and LAFCO Guidelines published in 2003 and briefly covered the seven topic areas required to be analyzed in a Municipal Service Review pursuant to the CKH Act. Bonique Emerson stated a written determination for each topic area of analysis was required, and each determination was based on a comprehensive analysis of local agency service information; stated the Commission, other agencies, or the public could use these determinations to provide guidance for future decisions, but the determinations themselves did not represent recommendations for action.

Bonique Emerson displayed a map depicting the service area of the Madera County Mosquito and Vector Control District, which covered the western third of Madera County excluding the foothill towns of North Fork, Bass Lake, Coarsegold, Oakhurst, Ahwahnee, and Raymond; stated in 2007 the District expanded its Sphere of Influence to include all of Madera County; stated the district was formed in 1947, the service boundaries covered 455,199 acres with a population in 2020 of 121,684. Ms. Emerson stated the District had a 7-member board of trustees, 5 of whom were appointed by the Madera County Board of Supervisors and two by the City Councils of Madera and Chowchilla.

Bonique Emerson stated in 2021 the Madera and the Fresno Mosquito and Vector Control Districts agreed on a plan to adjust the service boundaries of their respective districts and proposed a property exchange to control the enormous number of mosquitoes along the north side of the San Joaquin River that migrated in and out of Fresno's service area.

Bonique Emerson showed a map depicting the area; stated Fresno LAFCO approved a Sphere of Influence amendment and annexation/detachment in 2021; stated 2 parcels totaling 322 acres on the north side of the San Joaquin River were annexed to the Fresno Mosquito and Vector Control District (FMVCD).

Ms. Emerson stated Madera County Mosquito and Vector Control District would be facilitating a future Sphere of Influence amendment to complete the property exchange, which included 3 properties totaling 93 acres on the south side of the San Joaquin River within the SOI of Madera County Mosquito and Vector Control District.

Bonique Emerson highlighted three of the 18 determinations made in the Municipal Service Review:

- 3.1 District infrastructure and facilities, which appeared to be adequate to provide efficient services.

- 3.4 new development areas planned for the eastern area in the County would have increased standing water in stormwater basins and would create a higher demand for mosquito abatement services.
- 3.11 the resources of the District were well managed.

Bonique Emerson recommended (1) the Commission adopt the written determinations for the Madera County Mosquito and Vector Control District, (2) accept the analysis and conclusion presented, (3) find the District's current SOI appropriate and necessary, (4) remove the 3 properties (93 acres) from the Fresno Mosquito and Vector Control District's Sphere of Influence and include these properties in the Madera County Mosquito and Vector Control District, and (5) reevaluate the MSR in five years.

Ms. Emerson pointed out amendments in the Municipal Service Review:
Page 32, strike the wording "hospital" district, replace with "healthcare" district.
Page 33 strike "twice a day" and replace with "once" per month.
Page 39 strike "i.e., fee increases" from the MSR document.

Commissioner Rodriguez asked Ms. Emerson to expand on the property exchange and the pros and cons for the property exchange. Ms. Emerson replied that both the Madera and Fresno Mosquito and Vector Control Districts agreed to the property exchange. Dave Braun stated the Fresno District initiated the property exchange for the Madera side of the San Joaquin River and Madera District agreed to the property exchange.

Commissioner Rodriguez asked if the Madera County Mosquito and Vector Control District had wanted to do the property exchange. Terese Hamilton of Madera County Mosquito and Vector Control District responded that the District's former manager had wanted to do the property exchange and the two Districts—Fresno and Madera—came to an agreement; stated the District Board approved the property swap. Commissioner Rodriguez asked if services were shared between the two Districts. Dave Braun responded that Fresno took steps to annex the property's Sphere of Influence from Madera; stated the detached 322 acres were now in the Fresno District and no longer in the Sphere of Influence of Madera County Mosquito and Vector Control District; stated in the future the Madera District would be filing for annexation of 93 acres.

Commissioner Rodriguez asked if Madera was giving up its County boundary. Commissioner Poythress stated no, it was only the service lines of the district, not the County line being adjusted. Dave Braun stated Madera County Mosquito and Vector Control District had not yet filed for annexation of the 93 acres into its District, but this MSR would pave the way. Commissioner Young asked in the interim who was ensuring there was no infestation; asked was funding involved. Dave Braun stated with Fresno's annexation and change in the district line, Fresno had control of infestation and abatement of mosquitoes in the riverbottom; stated there may be funding opportunities by being in two counties.

Terese Hamilton stated because of the annexation of the district boundary line by Fresno, it was Fresno's responsibility for the riverbottom to be serviced by Fresno Mosquito and Vector Control District.

Bonique Emerson continued her presentation on the Municipal Service Review of the Chowchilla Memorial Healthcare District; stated the District was in the northwestern corner of Madera County and the District's boundary and SOI were the same; stated the District was formed in the late 1940's and the District boundary encompassed 144,307 acres with a population of 22,689. Bonique Emerson stated the District maintained several facilities including a clinic and a skilled nursing facility; stated there was a 5-member Board of Trustees for the District.

Bonique Emerson highlighted three of the 17 determinations made in the Municipal Service Review for the Chowchilla Memorial Healthcare District:

- 4.4 a shortage of staff, supplies, food, and fuel; however, these were not indicative of gaps or deficiencies that needed to be addressed; stated the service area population was expected to grow to approximately 18,108 by the year 2030; stated the district appeared to be well managed.
- 4.11 the COVID-19 pandemic impacted the budget and created financial constraints; funding sources were from Medicare, which was fixed.
- 4.16 the District was not able to accommodate an increase in the Sphere of Influence boundary, the District was near capacity and a boundary adjustment was not recommended.

In conclusion, Ms. Emerson stated a boundary adjustment for the two districts was not necessary or recommended. Ms. Emerson recommended adoption of the written determinations for the Madera County Mosquito and Vector Control District and Chowchilla Memorial Healthcare District MSR and acceptance of the analysis and conclusions as presented in the Municipal Service Review. Ms. Emerson recommended a finding that the current Sphere of Influence was appropriate and necessary and that both districts could provide well-planned efficient services to the respective districts.

Public Comments

Chair Ahmed called for public comment. There were no comments from the public. Chair Ahmed closed the Public Comments period.

Commission Action

Commissioner Poythress moved for adoption of the Municipal Service Review and Sphere of Influence Review for the Madera County Mosquito and Vector Control District and Chowchilla

Memorial Healthcare District with amendments; motion seconded by Commissioner Young; motion carried 4 to 0 with 1 Commissioner absent.

Vote: Yes - Wheeler, Poythress, Young, Rodriguez, Ahmed
 No - None
 Absent - Wheeler
 Abstain - None

B. Consider approval of the Final Budget and Schedule of Fees and Charges for Fiscal Year 2022-2023

- **RECOMMENDATION: Approve**

Staff Presentation

Executive Officer Dave Braun presented the Final Budget for Fiscal Year 2022-2023, which reflected an increase in five areas of the overall operating budget—Social Security and Medicare contributions, CALAFCO membership, staff technical support services, and outside private legal services. Braun stated there was one decrease, which was for outside consultants from \$40,000 to \$35,000 in FY 2022-2023. Braun stated the result of the changes was a net increase of \$4,871 in the FY 2022-2023 budget. Braun stated the workload estimate in the upcoming year was expected to be like prior budget years; stated staff anticipated a normal level of applications paid by the applicants in FY 2022-2023. Dave Braun stated the operating account was not expected to have a carryover balance at the end of FY 2021-2022; stated the reserve account was projected to have a balance of \$82,269.73 at the end of the fiscal year.

Dave Braun stated the contribution from Madera County and the cities of Madera and Chowchilla increased for FY 2022-2023; stated the increase in the Schedule of Fees and Charges was based on the Consumer Price Index (CPI) of 7.5 percent, which would increase the current application fee from \$2,595 to \$2,790.

Dave Braun recommended approval of the Final Budget for Fiscal Year 2022-2023 and approval of a 7.5 percent increase in the Fee Schedule in accordance with the CPI.

Public Comments

Chair Ahmed called for public comment. There were no comments from the public. The Chair closed the Public Comments period.

Commission Action

Upon motion by Commissioner Rodriguez, seconded by Commissioner Young, it was moved to approve the final budget for Fiscal Year 2022-2023 and the Schedule of Fees and Charges effective July 1, 2022.

Vote: Yes - Rodriguez, Young, Poythress, Ahmed
 No - None
 Absent - Wheeler
 Abstain - None

The motion passed by a vote of 4 to 0 with 1 Commissioner absent.

5. ACTION ITEMS

There were no action items.

6. COMMISSIONER REPORTS

There were no reports given.

9. EXECUTIVE OFFICER REPORTS

Executive Officer Braun reminded the Commission of the May meeting at the Pines Resort at Bass Lake; stated at the public hearing the Commission would be considering the final draft of the Bass Lake/North Fork Municipal Service Review; and a workshop to consider a proposal to create an independent special district in Cascadel Woods and dissolve County Service Area 21 (CSA-21).

10. ADJOURNMENT

Chair Ahmed adjourned the meeting at 11:48 a.m.

Submitted by:



LAFCO Executive Officer David E. Braun

Approval Date: May 25, 2022