



LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

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MEETING MINUTES

Camarena Wellness Center
Tesoro Viejo Community
4148 Town Center Boulevard
Madera, California 93637

LAFCO Meeting
Wednesday, July 24, 2024
4:00 P.M.

1. CALL TO ORDER

Chair Laura Young called the meeting to order at 4:02 p.m.

Roll Call

Commissioners Present: Laura Young, Public Member At-Large
Robert Macaulay, County Member
Jordan Wamhoff (Alternate), County Member
Waseem Ahmed, City Member (Chowchilla)
Mark Stamas, Alternate Public Member At-Large

Commissioners Absent: Jose Rodriguez, City Member (Madera)
Robert Poythress, County Member

Others Present: Dave Braun, Executive Officer
Joann Zuniga, LAFCO Clerk
Laurie Avedisian-Favini, Attorney at Law, LAFCO Legal Counsel
Wallace Nishimoto, Senior Business Systems Information Analyst
Aisha Mondol, Business Systems Analyst

Pledge of Allegiance

Recitation of the Pledge of Allegiance was led by Robert Macaulay.

2. PUBLIC COMMENT PERIOD

Chair Laura Young called for public comment. There was none. The Chair closed the public comment period.

3. CONSENT CALENDAR

Review and Approval of Meeting Minutes of May 22, 2024.

Commissioner Macaulay moved to approve the Consent Calendar, seconded by Commissioner Ahmed; motion carried by a vote of 4 to 0, 2 absent.

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

The Consent Calendar was approved. The May 22, 2024, meeting minutes were approved and filed as presented.

4. PUBLIC WORKSHOP

Staff and the consultant, Precision Civil Engineering, will be presenting the Draft Municipal Service Review of all the special districts within the Greater Rio Mesa Area for public review and comment. The Greater Rio Mesa Area includes the Riverstone and Tesoro Viejo communities and other nearby rural residential developments on the north side of the San Joaquin River extending easterly to Millerton Lake.

Executive Officer Dave Braun opened the public workshop on the Draft Municipal Service Review of the Greater Rio Mesa Area; stated LAFCO was required by California Government Code to conduct comprehensive Municipal Service Reviews (MSR) in conjunction with the mandatory five-year review of the Sphere of Influence (SOI) of local government agencies; stated LAFCO was a quasi-State agency with the purpose of reviewing municipal services of special districts in unincorporated areas of the county; stated the revenue streams of special districts were reviewed to ensure district solvency, looked at whether or not a district should expand or contract its services, and whether or not consolidating services would be beneficial; stated the MSR was not an action document and did not put action in place; stated the MSR made recommendations; stated consolidation of a district or services would only happen with the support of the community.

Dave Braun introduced Bonique Emerson, MAUP, AICP, with the consulting firm of Precision Civil Engineering; stated Ms. Emerson was the Senior Project Manager who prepared the Municipal Service Review and Sphere of Influence Study for the Greater Rio Mesa Area; stated the study area boundary was on the north side of the San Joaquin River on both sides of Highway 41 extending easterly to Millerton Lake in Madera County.

Bonique Emerson gave a presentation on the ten service providers within the Greater Rio Mesa Area. (The following is abbreviated Minutes of the workshop.)

County Service Area 22 (CSA 22) - Table Mountain: approximately 14,525 acres with three zones of benefit (Gunner Ranch Zone C, Riverstone Zone D, and Tesoro Viejo Zone E); described a Zone of Benefit as being a geographical area formed under a County Service Area to provide extended services not provided by another entity. CSA 22 services included water, storm drain collection, sewer collection/treatment, police/fire protection, parks and recreation.

Tesoro Viejo Master Mutual Water Company (TVMMWC): a private water company that provided potable water, wastewater to the Tesoro Viejo community in County Service Area 22; stated the water company was not overseen by Madera LAFCO.

County Service Area 16 (CSA 16) – Sumner Hill: an existing gated residential neighborhood east of Tesoro Viejo; the rate structure was not adequate for the everyday operation of its water supply and distribution facilities and operating at a deficit.

County Service Area 19 (CSA 19) – Rolling Hills: an existing residential subdivision on the east side of Highway 41; the rate structure was adequate for everyday operations of its facilities; water supply and distribution services were provided by Bakman Water Company.

Bakman Water Company: a private water company that provided water services within the Rolling Hills neighborhood of County Service Area 19; the water company was not overseen by Madera LAFCO.

Sierra Foothills Public Utility District: Sierra Foothills Public Utility District was no longer providing services to the properties within its boundary and, therefore, its powers were latent; the District's Sphere of Influence had been dissolved.

Root Creek Water District: a private water company serving the residential, commercial, and institutional developments within the Riverstone community; the water district provided imported surface water for agricultural irrigation to balance the water budget, provided potable water production wells, provided groundwater to municipal water users through District-owned distribution system.

Maintenance District 14 (MD 14): a road maintenance district, not a special district as defined by the Cortese-Knox-Hertzburg Act and not overseen by Madera LAFCO; Maintenance District 14 (Bonadelle Ranchos #9) provided a dedicated funding source for local road maintenance within the territory; the rate structure was adequate for everyday operations of its current facilities.

Maintenance District 57 (MD 57): a road maintenance district, not a special district as defined by the Cortese-Knox-Hertzburg Act and not overseen by Madera LAFCO; Maintenance District 57 provided a dedicated funding source for local road maintenance within the territory; the rate structure was adequate for everyday operations of its current facilities.

North Millerton Water Company: a private company serving a new, gated community (The Preserve) in the early stages of development at Millerton Lake; the water company was not subject to the jurisdiction of Madera LAFCO.

Consultant Bonique Emerson concluded that there was a plan for the provision of services in the greater Rio Mesa area; stated currently multiple districts served the area and that in the future as development occurs in the area consideration be given to a single dependent special district such as County Service Area 22 to provide services, which could lead to the formation of a single independent special district such as a Community Services District (CSD) to service the greater Rio Mesa area, then finally the incorporation of a city in the greater Rio Mesa area.

Public Comments were made by Mike Estrada, a resident of Rolling Hills; Jerry Conkle, a resident of Rolling Hills; Bill Skinner managing partner of the North Millerton Water Company, who submitted corrections to page 68 of the Municipal Service Review document; and Ms. Woodward, a resident of Rolling Hills.

Dave Braun thanked those attending and participating in the workshop on the Municipal Service Review of the Greater Rio Mesa Area.

5. COMMISSIONER REPORTS

None given.

6. EXECUTIVE OFFICER REPORT

Commissioner Ahmed asked how often a Municipal Service Review was prepared for a study area. Dave Braun stated approximately every five years or as necessary; stated if the study area hadn't seen any change, then it would not warrant a new Municipal Service Review.

Dave Braun stated the 2024 annual CALAFCO conference would be held on October 16, 17, 18, 2024, at Tenaya Lodge, Fish Camp.

7. ADJOURNMENT

Chair Laura Young adjourned the meeting at 5:00 p.m.

Submitted by:

LAFCO Executive Officer David E. Braun

Approval Date: August 28, 2024