



**SAN LUIS OBISPO  
LOCAL AGENCY FORMATION COMMISSION  
MEETING MINUTES FOR  
FEBRUARY 15, 2018**

**Call to Order:**

The San Luis Obispo Local Agency Formation Commission meeting was called to order at 10:00 a.m. on Thursday, February 15, 2018 in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo, California by **Chairperson Pro Tem Roberta Fonzi**.

**LAFCO Legal Counsel, Ray Biering**, asked for concurrence of the Commission for Commissioner Fonzi to act as Chairperson Pro Tem since both the LAFCO Chairman and Vice-Chair were absent. All Commissioners agreed that **Commissioner Fonzi** should sit as Chairperson Pro Tem.

**Pledge of Allegiance:** Led by Commissioner Robert Enns

**Roll Call:**

**Present:** Commissioners Debbie Arnold, Robert Enns, Roberta Fonzi, Marshall Ochylski and Alternate Commissioners Ed Eby and Heather Jensen

**Absent:** Chairman Ed Waage, Vice-Chair Lynn Compton, Commissioner Tom Murray and Alternate Commissioners Adam Hill, and Jamie Irons

**Staff:** David Church, LAFCO Executive Officer  
Raymond A. Biering, LAFCO Legal Counsel  
Mike Prater, LAFCO Senior Analyst  
Donna J. Bloyd, LAFCO Commission Clerk

**Approval of Minutes:** **Commissioner Arnold** moved approval of the Minutes for January 18, 2018 with no changes or corrections. **Commissioner Ochylski** seconded the motion.

**AYES:** Commissioner Arnold, Commissioners Ochylski, Enns, and Jensen, and Chairperson Fonzi

**NAYS:** None

**Abstaining:** None

The motion carried with a unanimous roll call vote.

**Non-Agenda Public Comments:** None

**Chairperson Fonzi** stated that Item A-1 would follow Item A-3 as the last item heard, so that **Commissioner Ochylski** would not need to recuse himself at this time.

**Informational Matters:**

**A-2:** Study Session: Property Tax Exchange Process in the County and around the State

**LAFCO Executive Officer David Church** presented this item. He began by thanking San Luis Obispo County Property Tax Manager, **Barbara Godwin** for her help over the years.

Mr. Church stated that Ms. Godwin would retire in March 2018 and that she will be sorely missed.

Mr. Church also thanked **Emily Jackson**, San Luis Obispo County's Administrative Office Division Manager who negotiates tax agreements between cities and the County.

Mr. Church discussed various aspects of the Tax Exchange process as well as the 1996 Property Tax Exchange Master Agreement and the Crawford-Multari-Starr 1996 Fiscal Study.

Mr. Church provided pre and post Master Agreement samples in cities and in various counties.

Mr. Church summarized the Tax Exchange process for the Commission.

**Chairperson Fonzi** thanked LAFCO Staff for their work on this project.

**Public Comment:**

**Barbara Godwin**, San Luis Obispo County Property Tax Manager. Ms. Godwin stated that Mr. Church did a good job compiling and creating the Staff Report.

The Commission directed Staff to return with a draft information policy regarding the property tax exchange process.

**Commissioner Ochylski** moved that Item A-2 be received and filed. **Commissioner Arnold** seconded the motion

AYES: Commissioners Ochylski, Arnold, Enns, Jensen and Chairperson Fonzi

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

**A-3:** CALAFCO Activities Report

**Mr. Church** presented this item, beginning by asking the Commission if they would like him to go over the new laws from 2016 and 2017.

**Chairperson Fonzi** asked Mr. Church to briefly discuss the new laws.

**Mr. Church** summarized the laws from 2016 and 2017, the Little Hoover Commission Report and LAFCOs and transparency, and responded to questions from the Commission.

**Public Comment:** None

**Commissioner Ochylski** moved that Item A-3 be received and filed. **Commissioner Arnold** seconded the motion

AYES: Commissioners Ochylski, Arnold, Enns, Jensen and Chairperson Fonzi

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

At 9:54 a.m. **Commissioner Ochylski** recused himself from hearing Item A-1 and left the meeting. **Alternate Special District Member, Ed Eby**, sat for this item.

**Item A-1:** Status Report - Annexation to the City of San Luis Obispo, San Luis Ranch

Mr. Church said that the project is moving closer to a property tax agreement. The City and County have re-opened the negotiation period to approve a Property Tax Exchange (PTE) agreement. He added that the City and County estimate a March hearing date to adopt a resolution.

Mr. Church also stated that the City and the developer are working to create a Community Facilities District (CFD) to establish rates and methods for funding any project shortfall.

Mr. Church noted that the matter could come to the LAFCO Commission in April, May or June, depending upon when the PTE agreement reaches LAFCO. LAFCO must have a completed PTE before conducting a public hearing for the annexation.

**Public Comment:** None

**Commissioner Arnold** moved that Item A-1 be received and filed. **Commissioner Eby** seconded the motion

AYES: Commissioners Arnold, Eby, Enns, Jensen and Chairperson Fonzi

NAYS: None

ABSTAINING: None

The motion carried with a unanimous roll call vote.

**Commissioner Comments:** **Alternate Commissioner Eby** stated that the Nipomo Community Services District had reviewed the Public Draft of the NCSD's Sphere of Influence

Update/Municipal Service Review (SOI) and had comments. He added that a letter would be sent to LAFCO.

**Mr. Church** indicated that the comments would be addressed in the Staff report that would come to the Commission with the SOI. He added that the respondents could come to the Commission meeting if they wished to address the Commission.

**Legal Counsel Comments:** Mr. Biering stated that he would soon begin the evaluation process for the LAFCO Executive Officer.

**Executive Officer Comments:** None

**Adjournment:** With no further business before the Commission, the meeting adjourned at 9:59 a.m. until the next meeting of the Commission in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo.

**THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL THEY ARE APPROVED BY LAFCO COMMISSIONERS AT THE NEXT REGULAR MEETING.**

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Respectfully submitted,  
Donna J. Bloyd, LAFCO Commission Clerk