

Marin LAFCo

**Commission Workshop
(January 12, 2024)**

DISCLAIMER

We will not...

- *Edit policies
- *Identify solutions to certain problems
- *Dwell on one specific topic/issue

We will...

- *Discuss if policies need edits
- *Determine if something needs further analysis
- *Provide direction to staff and committees regarding multiple areas





Special Presentations

Overview of the following:

- 1) GASB 75
- 2) Brown Act
- 3) LAFCo 101/201

1 Policy Review

3 Internal Operations

2 Work Plan



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Special Presentations

Overview of the following:

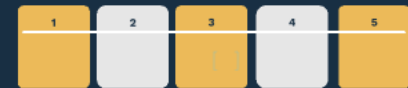
- 1) GASB 75
- 2) Brown Act
- 3) LAFCo 101/201

GASB 75

Brown Act



LAFCo 101 / 201





GASB 75

Presentation by Cathy MacLeod (MacLeod Watts, Inc.)

***What Trust Asset Allocation Strategy would the Commission like to use? -More Aggressive? -More Balanced? -More Conservative?**

***Are we comfortable (overall) with the current funded ratios in the plan and in the average remaining years to fund the difference?**

***Do those funded ratios (percentages) suggest a change or hold in the current strategy?**



Discussion



***What Trust Asset Allocation Strategy would the Commission like to use?**

Commission Response: Continue Balanced Strategy

***Are we comfortable (overall) with the current funded ratios in the plan and in the average remaining years to fund the difference?**

Commission Response: Yes; Keep Status Quo

***Do those funded ratios (percentages) suggest a change or hold in the current strategy?**

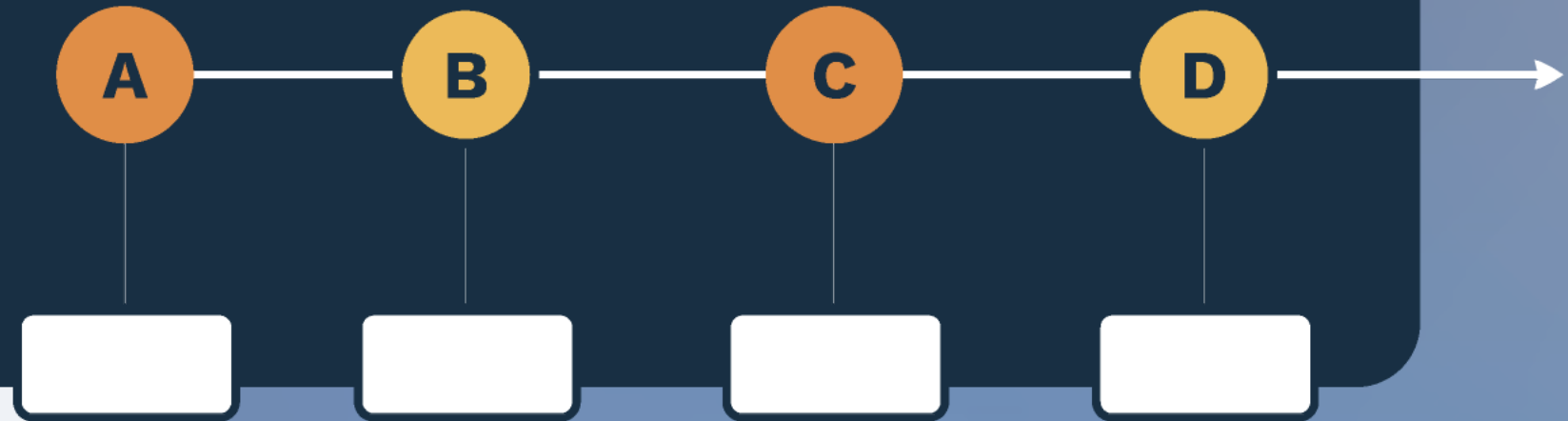
Commission Response: N/A; Keep Status Quo



GASB 75
Commission Direction

Brown Act

Presentation by Mala Subramanian (BBK)



LAFCo 101 / 201

Common
Misconceptions

1

2

3

4

5

What are
Others Doing?

What is
LAFCo really?

What about
Marin LAFCo?

1) Common Misconceptions (By Outsiders)

LAFCo is a...

***Watchdog** - here to point out what you are doing wrong

***Deatheater** - here to get rid of local governments

***Useless Agency** - here to process applications only

2) Common Misconceptions

(By Insiders)

We (LAFCos) are...

- ***One Size Fits All** - what works for them should work for us
- ***On Our Own** - unique issues that can only be solved by us
- ***Enemies to Certain Agencies** - some agencies are lost causes
- ***Bound to Our Peers** - Commissioners vote based on their home agency or similar bodies (i.e. district reps)

3) What is LAFCo? (At Its Core)



Use the following link to see video clip:
https://www.youtube.com/watch?v=iUdhJ_S_z3w

Meaning of ~~Life~~

LAFCO

- 1) **Helping Others** (Public Servant)
- 2) **Making Things Better** (Improve Service Delivery)
- 3) **Finding Out How Things Work** (Service Reviews)
- 4) **Connecting with Others** (Agencies, Public, LAFCOs)

4) What are other LAFCos doing?

Other LAFCos are...

- *Fully maximizing the importance of MSRs**
- *Building / Repairing relationships with local agencies**
- *Maintaining regular communication with staff/commission**
- *Utilizing Commissioner expertise in certain projects**
- *"Exploiting" other LAFCo experts**

Mission Statement

The Marin Local Agency Formation Commission promotes and coordinates the efficient delivery of local government services and encourages the preservation of open space and agricultural lands.

Vision Statement

Marin LAFCo will provide oversight of local government agencies and their municipal service areas consistent with the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and in a manner responsive to community needs and in partnership with affected jurisdictions. The Commission will achieve this vision by emphasizing the following core values:

- a) Independent:** The Commission will exercise independent judgment in fulfilling its regulatory and planning responsibilities consistent with the agency's adopted policies and state law.
- b) Principled:** The Commission will maintain a high standard of quality, integrity, and consistency while facilitating accountable and efficient municipal growth.
- c) Reasonable:** The Commission will be objective in its decision-making and will consider the reasonableness of all potential actions before the agency.
- d) Value-Added:** The Commission will add value for the public by collaborating with agencies to improve the efficiency and effectiveness of municipal services.

January	February	March	April	May	June	July	August	Sept.	October	Nov.	December
MSR and SOI - Draft report presented at meeting with SOI Reaffirms or updates the final report presented at the following meeting (will not occur at every meeting)											
Applications - Process and present to commission as received (may not have one at every meeting)											
Workshop . (Does not happen every year)	Commission Meeting (if needed)		Commission Meeting - Approval of Proposed Budget, Review of EO (and staff), Approval of any contract extensions for Independent contractor		Commission Meeting - Approval of Final budget, EO contract renewal or salary updated (if needed), election of chair and vice chair. In odd years fee schedule update approval.		Commission Meeting (if needed) - Giving approvals for Annual CALAFCO Conference		Commission Meeting (if needed)		Commission Meeting (if needed) - Approve next year's meeting calendar
Chair appoints Committee Members	Leg Committee Meets to discuss that year's bills, normally just 1 meeting							CALAFCO Conference			
Staff starts next FY budget draft	Budget Committee Meets - Review proposed budget and workplan. Odd years review of Fee schedule		After Commission Meeting the Budget Committee may meet if needed to update budget for final approval		<p>Green - Staff Events</p> <p>Orange - Committee Events</p> <p>Yellow - Full Commission</p> <p>Blue - Member Agencies</p>						
Annual Audit Is Started		EO does self evaluation and presents to Chair who shares with Commission prior to April	EO meets with Labor Negotiating Committee after April Meeting								
			EO Review of staff (done after EO meets with Labor Negotiating Committee)								
			CALAFCO Staff Workshop								
			Send approved proposed budget for review to member agency to get comment								

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Any changes to the Mission and/or Vision Statements?

Any comments to the current work flow?

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1 Policy Review

Commission Notes:

Chair & Vice-Chair

Appointment process should be reviewed by the Policy Committee; bring back for Commission consideration

Standing Committees

Keep existing standing committees (budget, policy, and legislation); Policy Committee should discuss whether the Chair and/or Vice-Chair should be on the committees

Dual Annexation Policy

Keep existing language found in Policy 4.8

Juneteenth Holiday

Policy Committee should compare holiday time off between LAFCO and the County; bring back for Commission consideration

Public Seat Process

Policy Committee should consider updating policy to require in-person candidate interviews; bring back for Commission consideration

Remote Work

Policy Committee should consider creating a new policy to reflect current practices; bring back for Commission consideration

Assignments

- Review Chair / Vice-Chair Selection Process
- Review Current Standing Committees
- Discuss Dual Annexation Policy
- Consider Other Minor Topics

Main Topics

A. Chair & Vice-Chair

B. Standing Committees

C. Dual Annexations

Secondary Topics

A. Juneteenth Holiday

B. Public Seat Process

C. Remote Work

2

Work Plan

Commission Notes:

Paused Studies

Keep both studies (fire and police); these reports may provide useful and additional information beyond the standard service reviews

Work Plan Review Timeline

*Revamp the current format of the work plan;
Prioritize each project based on activity (more active at the top);
Attach the work plan as an informational item in agenda packets*

Work Plan Tasks

Consider adding "One Acre Flats" to the work plan

Assignments

- Review Current Work Plan
- Status of Special Studies
- Tracking Projects / Goals
- Consider Possible Modifications



Current Work Plan

A. Two Paused Studies

B. Status Updates

C. 19 Projects in Total

Potential Changes

Remove Studies?

Level of Detail

Add/Remove Tasks?

Project	Responsible for work	Basic Description	Status
Multi-Regional Services Study	Staff	MSR for agencies that cover multiple regions	Research and analysis of agencies encompassed is under way.
Central Marin Wastewater Study	Staff	MSR for agencies of CMSA	Will be started once multi-regional MSR is completed
Next Round of MSR	Staff	The review of what the next round of MSR will look like was started in July 2022 and staff will present a more formal workplan once we get closer to the end of the current round.	Will be started once CMSA MSR is completed
Countywide Fire Study	Staff	To do a phased review of fire services in Marin County.	For discussion at workshop
Countywide Police Study	TBD	TBD	Once fire study is complete this will be revisited
SQVSMMD consolidation with RVSD	Staff	Based on the Central Marin Wastewater MSR, work with district staff on the possibility of consolidating services with RVSD.	Staff recommends we move to not likely to be resolved list
Property Tax Review For Special Districts	Staff	This is a low level item for staff to work on. Currently when parcels are annexed into a district they get zero of the current ad valorem so staff will research if there are options, without changing the Master Tax Exchange Agreement, for district to get additional revenue to cover the cost of service that they get from current parcels from the 1% ad valorem.	Staff has started some early research on this, based on other items this may get completed in 2024.
Dillon Beach Sewer	Staff	Staff has been invited by both the County and NMWD to advise on the possible creation of a new sewer system for the residents of Dillon Beach Village which would require annexation of the area into NMWD	Early planning meetings are occurring and staff is attending as needed. Receiving additional analysis during multi-regional MSR.
Strawberry Recreation District Reorganization of Dredging Services	Staff	Staff identified in Tiburon Peninsula MSR that SRD has dredging services that are an activity that State Government Code does not explicitly give to a recreation district. SRD and the County, with LAFCo help, are working to see if a CSA can be created to cover those services	SRD is finishing up the dredging process. Work should start on this in first quarter of 2024.
Paradise Drive	Staff	As identified in the Tiburon Peninsula MSR, Paradise Drive goes through areas that are both incorporated and unincorporated as multiple unincorporated islands exist along it. The road itself does not reflect the parcels around it as far as which jurisdiction it is in.	Staff recommends we move to not likely to be resolved list
Ross Valley Fire	Staff	As identified in the Upper Ross Valley MSR currently fire services are provided by a JPA in the region. There is a desire to see if there is a different model that would work for the area.	Ross Valley fire has been working through some organizational issues. Staff is ready and able to assist if requested by them.

City of Sausalito/Sausalito-Marín City SD Consolidation	Staff	Currently, the City of Sausalito collects wastewater and then transmits that wastewater into SMCSO pipes within the city limits. The city is looking to see if SMCSO can take over this process from them. In areas outside of the City limits SMCSO does what the City is looking to do within the City limits.	Staff will monitor this issue as it moves through review process and will assist as requested.
Flood Zone 10	Staff	When doing the West Marin MSR it was noted that FZ10 was created to deal with an event that occurred in the area. It was given a pot of funds that are mostly spent. As noted in the MSR the zone does not have a funding source so either the Flood District, with help from its CAB, should determine if there is work that the local community is willing to fund.	Staff has been asked to attend meeting and help advise on best practices for changing boundaries.
Flood Zone 3	Staff	As noted in Golden Gate MSR there are some issues within the FZ. While not directly LAFCo related staff may be needed to help be a neutral advisor on dealing with these issues	Staff will monitor this issue as it moves through review process and will assist as requested.
Marin RCD and Stinson Beach Fire boundaries	Staff	As noted in West Marin MSR both agencies want to look at their current boundaries and make some adjustments.	Staff will work with both agencies in helping them with any changes they look to do.
Digital Library	Staff	Staff has learned how to make current documents ADA compliant and is looking to add more information to the website for applications and resolutions to make it easier for the public to access documents from us.	Work on as time permits
Boundary Fixes	Staff	Staff has been working with SD2 around fixing issues with it boundary where parcels that are receiving services from them but not currently in the district. We should be getting a formal applications about this in early 2024. As that process wraps up staff will be reaching to other agencies to work with them on seeing if they have boundary issues as well.	Will be started mid 2024.
OSA Confirmation	Staff	Work with Tam CSD to retrieve necessary documentation on parcels within its district receiving service from HVSD and Almonte showing the needed criteria for exemption from an outside service agreement.	Waiting for documentation from Tam CSD
Future SASM Shared Staffing	Staff	Facilitate shared services discussions amongst the 4 single-service SASM special districts in preparation for possible future opportunities when current management level staff members depart.	Will reach out to each district in 2024

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Potential Changes

Remove Studies?

Level of Detail

Add/Remove Tasks?

3 Internal Operations

Commission Notes:

Housing Element

Add RNHA analysis in future MSR's

MSR Recommendations

Consider requiring more deliverables/action from the affected agency(ies) as part of LAFCO's proposed recommendations

Office Hours

Policy Committee should consider updating existing policy to reflect current practices; bring back for Commission consideration

Temporary Aid

Staff should consider analyzing the potential cost for additional assistance towards one-time projects without the need to increase allocations from the funding agencies

Assignments

- Housing Element & Its Impact to LAFCo Workload
- Current & Future MSR Recommendations
- Current & Future Office Hours
- Temporary Assistance / One-Time Projects

Internal Operations

A. Housing Element

B. MSR Recommendations

C. Office Hours

D. Temporary Aid

Potential Changes

Add RHNA Analysis?

Change Approach?

Change/Keep Status Quo?

More Assistance?

Current Workload

A. Two Projects

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case

Final Thoughts??

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GASB 75
Presentation by Cathy Neal/Neil/Neil Watts, Inc.

What Does Asset Allocation Strategy entail for the Commission? How do we assess the impact of GASB 75 on our operations? How do we coordinate with the current budget cycle to the extent of the current year? How do we coordinate with the current budget cycle to the extent of the current year?

Brown Act
Presentation by Mike Subramanian (SSK)

LAFCo 101 / 201

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Internal Operations	Potential Changes
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B. MSR Recommendations	→ Change Approach?
C. Office Hours	→ Change/Keep Status Quo?
D. Temporary Aid	→ More Assistance?

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B. Status Updates	→ Level of Detail
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