

**DRAFT – ACTION MINUTES OF THE – DRAFT
LOCAL AGENCY FORMATION COMMISSION
HEARING OF MARCH 23, 2017**

REGULAR MEETING

1:00 P.M.

March 23, 2017

PRESENT:

COMMISSIONERS:

Jim Bagley	Robert Lovingood
Larry McCallon, Chair	Steve Farrell
Diane Williams	Ryan McEachron

STAFF:

Kathleen Rollings-McDonald, Executive Officer
Paula De Sousa Mills, LAFCO Legal Counsel
Samuel Martinez, Assistant Executive Officer
Michael Tuerpe, Project Manager
Jeffrey Lum, LAFCO Analyst
La Trici Jones, Commission Clerk
Bob Aldrich, LAFCO Consultant

ABSENT:

Kimberly Cox	Janice Rutherford, Alternate
James Ramos	Acquanetta Warren, Alternate
Jim Curatalo	

**CONVENE REGULAR SESSION OF THE LOCAL AGENCY FORMATION COMMISSION
– CALL TO ORDER – 1:00 P.M. – NORTON REGIONAL EVENT CENTER**

Executive Officer, Kathleen Rollings-McDonald calls the regular session of the Local Agency Formation Commission to order and leads the flag salute.

ITEM 1(a) SELECTION OF ACTING CHAIR OF THE COMMISSION

Executive Officer Kathleen Rollings-McDonald announces that the first order of business for the proceedings is to select an acting Chair for this hearing. Chair Cox and Vice Chair Ramos are both out of the state. Commissioner Lovingood nominates Commissioner McCallon, Second by Commissioner Farrell and carried by the following roll call vote: Ayes: Bagley, Farrell, Lovingood, McCallon, Williams. Noes, None. Abstain: None. Absent: Cox (Commissioner Farrell voting in her stead), Curatalo, Ramos.

ANNOUNCEMENT OF CONTRIBUTIONS

Chair McCallon requests those present who are involved with any of the changes of organization to be considered today by the Commission and have made a contribution of more than \$250 within the past 12 months to any member of the Commission to come forward and state for the record their name, the member to whom the contribution has been made, and the matter of consideration with which they are involved.

There were none.

ITEM 1(b) Interview and Selection of Alternate Public Member

Executive Officer Kathleen Rollings-McDonald states that the Commission has received four applications of interest for the position of Alternate Public Member. It was noted that the selection process is to fill the unexpired term of Mr. Thurston Smith who resigned in November 2016 to take a position with the Mojave Water Agency. Ms. McDonald states that at today's hearing the Commission will conduct interviews of the four candidates who will be provided three minutes for presentation.

The candidates were present, each providing their presentations as follows: Mr. Charlie Johnson (Phelan resident), Mr. Matt LeVesque (Yucaipa resident), Mr. Ryan McEachron (Victorville resident) and Mr. Al Yoakum (Ontario resident)

Executive Officer Rollings-McDonald states that the statute requires that the successful candidate receive at least one vote from each category on the Commission; County, City and Special District. She further states that the public member may not participate in the vote. Ms. Rollings-McDonald notes that due to the absences at the hearing a unanimous vote of (4) is needed to select the Alternate Public Member.

Commissioner Lovingood moves the selection of Ryan McEachron, seconded by Commissioner Williams. Executive Officer Rollings-McDonald calls for further nominations; there being none nominations are closed. The motion passes with the following roll call vote: Ayes: Lovingood, McCallon, Williams, and Farrell. Noes: None.

Abstain: None. Absent: Cox (Commissioner Farrell voting in her stead), Curatalo, Ramos,

Commission Clerk LaTrici Jones administers the Oath of Office for Ryan McEachron, who takes his seat on the dais.

CONSENT ITEMS:

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time without discussion, unless a request has been received prior to the hearing to discuss the matter. Executive Rollings-McDonald states there is an amendment on the Executive Officer's Expense Report noting there was the addition of the expense for the Special District's Association meeting. An amended copy was provided to the Commissioners at the dais.

ITEM 2. Approval of Minutes for Regular Meeting of January 18, 2017

ITEM 3. Approval of Amended Executive Officer's Expense Report

ITEM 4. Ratify Payments as Reconciled for the Month of January and February 2017

Commissioner Lovingood moves approval of the Consent Calendar, second by Commissioner Williams. There being no opposition, the motion passes with the following roll call vote: Ayes: Bagley, Lovingood, McCallon, Williams and Farrell. Noes: None. Abstain: None. Absent: Cox (Commissioner Farrell voting in her stead), Curatalo, Ramos,

PUBLIC HEARING ITEMS

ITEM 5. CONSENT ITEMS DEFERRED FOR DISCUSSION -- None

ITEM 6. CONSIDERATION OF: (1) CEQA STATUTORY EXEMPTION FOR LAFCO 3215 AND (2) LAFCO 3215 – SPHERE OF INFLUENCE AMENDMENT FOR SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT (CITY OF UPLAND AREA)

Executive Officer Kathleen Rollings-Mc Donald presents the staff report, a complete copy of which is on file in the LAFCO office and is made part of the record by its reference here. The item has been advertised in the Inland Valley Daily Bulletin, a newspaper of general circulation within the area and individual notice has been provided as required by statute.

She states that on November 28, 2016 the City of Upland adopted Resolution 6373 which initiated an application to expand the sphere of influence for the San Bernardino County Fire Protection District (hereafter shown as County Fire), which is the first step required prior to considering an annexation. On December 16, 2016 San Bernardino County Fire Protection District Board of Directors, which is the San Bernardino County Board of Supervisors, adopted its own resolution 2016-242, jointly initiating and supporting the City's resolution. The land area proposed to be included in the sphere of influence of County Fire includes the entirety of the City of Upland. The City, 10,016 acres (15.65 square miles) in size contains a full range of land uses including residential, commercial, industrial, public facilities and agriculture.

Executive Officer Rollings-McDonald further states that the City of Upland over the past few years has encountered significant financial distress and has been faced with the issue of funding its services with an ever reducing property tax revenue, increased pension and benefit costs and other general liability expenses. All of these have impacted the City's ability to provide its services. Despite the City's efforts to reduce its workforce by almost 25% there still is no significant change in its financial position.

Executive Officer Rollings-Mc Donald states that the City and County Fire has looked at ways to address this issue. LAFCO has been directed to look at questions regarding the delivery of those services. Ms. Rollings-McDonald indicates that the City has determined its best alternative is to move forward with inclusion in the San Bernardino County Fire and to achieve a return of revenue for other services for the City.

Executive Officer Rollings-McDonald outlines the mandatory determinations as required by Government Code Section 56425 as provided in the staff report on the item and shown on the PowerPoint presentation. She states that the Commission's environmental consultant, Tom Dodson of Tom Dodson and Associates, has reviewed this proposal and has determined that there will not be an adverse change to the environment through the approval of this sphere of influence expansion.

Chair McCallon asks for any Commissioner comments on the Executive Officer's report. There are none.

Chair McCallon calls upon the City of Upland, as the applicant, to make their presentation.

Jeanette Vagnozzi, Deputy City Manager, speaks on behalf of the City of Upland. She states that financial concerns have been a part of the City legacy for the past 14 years. The City tried to reduce costs, by deferring financial obligations. Ms. Vagnozzi says that if they do not make significant changes they will not be able to fully fund the 2018 budget.

She further states that the City Council, City Manager and staff believe that annexation is the best alternative for the City of Upland. It will not cure all that ails the City financially, but it is a very significant step forward towards financial stability. Equally important, it allows the City to continue and may even improve fire protection service for the community. The alternative to this would be to reduce the level of fire protection/emergency medical response service to the City. Ms. Vagnozzi states that the City supports the sphere expansion since it offers an alternative that is equal to or better in service capabilities and will assist the City in its financial goals at the same time.

Chair McCallon calls for questions from the Commission for the applicant, City of Upland.

Commissioner Bagley states that this item is pretty straight forward and there really is no opposition. The only contentious issue before us today is the status of San Antonio Heights. Many of the residents are here to express concern about being annexed beyond the question for receipt of fire service. Commissioner Bagley questions if there has been any history of Upland attempting to annex the community. Executive Officer Rollings-McDonald states that there has been discussions in the past regarding the potential for annexation of San Antonio Heights, but the sphere determination does not impact San Antonio Heights. San Antonio Heights has been in the sphere of influence of the City of Upland since 1972, but is not affected by this sphere proposal because it is also already within the sphere of influence and boundary of the San Bernardino County Fire Protection District. Commissioner Bagley requests further clarification that there is not an attempt for anything other than a fire service boundary adjustment, to which Executive Office Rollings-McDonald responds in the affirmative.

Chair McCallon asks if there are any more questions. There are none.

Chair McCallon calls for County Fire to provide their presentation.

County Fire Chief Mark Hartwig makes a brief presentation to the Commission. He states that the annexation proposal that you are looking at today and deliberating on really started as a conversation between neighbors. This was the City of Upland coming to County Fire to talk about whether or not we could improve the level of services and use tax dollars most effectively. County Fire reviewed the responsibilities and resources available and indicated there is an opportunity here for both the County of San Bernardino, the area of San Antonio Heights, as well as the City of Upland. Chief Hartwig states in his professional opinion, and after a lot of deliberation, County Fire supports agenda items number 6 and number 7. This is clearly stated in the Fire Board of Director's approval of the initiating resolution in support of the proposal made by the City of Upland.

Chair McCallon asks if there are any questions of Chief Hartwig. There are none.

Chair McCallon asks if there any speaker slips for this item.

One speaker slip was provided.

No further comments were provided.

Chair McCallon closes the public hearing.

Commissioner Bagley makes the staff recommendation for the expansion of the sphere of influence for the San Bernardino County Fire Protection District. Second by Commissioner Lovingood. There being no opposition, the motion passes with the following roll call vote: Ayes: Bagley, Lovingood, McCallon, Williams and Farrell. Noes: None. Abstain: None. Absent: Cox, Ramos, Curatalo

ITEM 7. CONSIDERATION OF: (1) CEQA STATUTORY EXEMPTION FOR LAFCO 3216 AND (2) LAFCO 3216- REORGANIZATION TO INCLUDE ANNEXATIONS TO THE SAN BERNARDINO FIRE PROTECTION DISTRICT, ITS VALLEY SERICE ZONE AND SERCICE ZONE FP-5 AND FORMATION OF SERVICE ZONE FP-5 WEST VALLEY (CITY OF UPLAND)

Executive Officer Kathleen Rollings-McDonald presents the staff report, a complete copy of which is on file in the LAFCO office and is made a part of the record by its reference here. Ms. McDonald states that notice of the Commission's consideration of this application was published in *The Inland Valley Daily Bulletin*, a newspaper of general circulation within the area and that individual notice has been provided to landowners within the area and registered voters and landowners surrounding the area as required by law. In addition, individual notice was provided to all landowners within the area proposed for inclusion with San Bernardino County Fire Protection Service Zone FP-5, as required by statutes.

Executive Office Rollings-McDonald states that this proposal comes about following a multi-year review of the financial position of the City of Upland. It was determined that the best option to alleviate on-going financial distress for the City was to transfer its fire protection and emergency medical response to the San Bernardino County Fire Protection District. At the November 28th hearing of the City Council a resolution was adopted initiating this process that was followed in December by a resolution of the San Bernardino County Board of Supervisors acting on behalf of County Fire to also initiate the proposal for annexation.

Executive Officer Rollings-McDonald further states that LAFCO staff's review of this proposal, its questions, its modification, its determinations, have all been about providing sustainable services and maintenance of fire protection and emergency medical response for this community. Ms. Rollings-McDonald states that the staff recommends that the Commission make the determinations to modify LAFCO 3216 to expand the proposed annexation to San Bernardino County Fire Protection District's Service Zone FP-5 to include the area commonly identified as the community of San Antonio Heights along with the City of Upland, and the formation of a "Zone FP-5 West Valley" to reflect the total annexation area of this special tax zone and isolate and restrict revenues to the territory in which it is generated. Ms. McDonald presents the staff report which identifies the specific determinations required for boundaries, land uses, service considerations and financial

determinations, and environmental consequences. The PowerPoint presentation identifies the specific determinations along with conditions of approval necessary to address all the issues related to the transition of service. Ms. Rollings-McDonald

Chair McCallon asks if there are any Commissioner comments.

Commissioner Bagley states that in the analysis of the budget of the Fire Department I'm always looking at fine tooth items and there is some things I don't understand. One of them is the ICEMA Service accounts, about \$28,000.00 is that an administrative fee for ICEMA? Executive Officer Rollings-McDonald states that it is. ICEMA is the Inland Counties Emergency Medical Agency and it is responsible for the EMS program and it is a contract with ICEMA to allow for the air ambulance.

Commissioner Bagley further declares that the second biggest question he has is the \$1.3 million assumption of unfunded pension liability that the city of Upland will take on. It is very difficult when we do these. We are literally having one agency continue the obligation for unfunded pension funds. My concern is that is there actually an amortization schedule to retire that debt? Or is that something the city will absorb in perpetuity?

Executive Officer Rollings-McDonald responds that the contract with CalPERS for safety, includes Fire and Police. The \$1.3 million includes the anticipated unfunded liability for Fire employees transitioning.

Commissioner Bagley affirms that this is the crux of why we are here. Municipalities and Special Districts are spending beyond their means. They have engaged in unrealistic pension obligations and it's literally bankrupting cities. So when you take on this \$1.3, my concern is not just for the tax payer, but for the people who are depending on this. Just this last week, we heard that CalPERS was defaulting on some pensions with unfunded obligations not being paid. And this is a red flag for everyone.

Commissioner Bagley proceeds to express that he wants Chief Hartwig to address the issue of deferred maintenance on Fire vehicles that will be obtained from the City of Upland. County fire is taking on this facility and that's always a concern to me.

Chair McCallon asks for other questions or comments of Staff.

Commissioner Farrell states that there are a lot of numbers and he is trying to make sense of it. On page 29, I'm seeing the City of Upland's summary of their budget and I'm seeing a total for salaries of benefits of eight million two hundred seventy seven. I go to the next page which seems to be the summary for what's being proposed; there is two of them. One with San Antonio and one without. But the staffing costs appear to be identical in both scenarios with forty-two point seven seven full time, but that number does not match what the city budget projection is for that same year. I'm just trying to balance those. The total budget is much higher, but the actual salary and benefits is significantly lower.

Executive Officer Rollings-McDonald states that the budget projection for salaries and benefits in the budget that was adopted prior to the beginning of the fiscal year and reflects the nine million. On this page the fiscal year 16/17 is the estimated year-end expenditures so this is what they are currently at mid-year projecting that the year will end with. So they will not spend their full budget appropriation.

Commissioner Farrell further states that the Fire prevention fees seem to be significantly increasing He questions what that represents and why those costs might be going up for County Fire?

Executive Officer Rollings-McDonald states that County Fire can answer that, but they have a far more aggressive fire prevention program and their fee structure that reflects those costs, Ms. Rollings-McDonald adds that the City will be required to adopt the County's ordinances and fee structures beginning the first of the fiscal year.

Chair McCallon asks for other questions and comments for staff. There is none.

Chair McCallon asks the City of Upland to come forward on this item and answer some of the Commissioners questions that have been brought forth.

Jeanette Vagnozzi, Deputy City Manager states that at this time we don't have anything further to add to our original comments. There was a question about pension costs and after the pension reform act there has been a change to public employee pensions. We have been paying close attention through the use of a consultant to our future costs and our unfunded liability and based on a very reliable consultant in this area, he has demonstrated that through the pension reform act and the changes that PERS has made, by the year 2044 we will be down to a much more acceptable level on our unfunded liability. The city has set money aside to buy down those costs when appropriate. This decision is a part of paying attention to our future pension costs as well.

Chair McCallon asks for additional questions for the City of Upland. There are none.

Chair McCallon calls upon the San Bernardino County Fire Protection District representative.

Fire Chief Mark Hartwig states that even though the proposal is to close the Station 162 and expand staffing at the San Antonio Heights station, a regional model of fire, rescue and EMS services would not plan three stations that close together. Chief Hartwig answers the questions of Commissioner Bagley regarding deferred maintenance of fire vehicles. Chief Hartwig answers the questions posed by Commissioner Farrell regarding the fee schedule and fire prevention.

Commissioner Farrell affirms with Chief Hartwig that San Antonio heights is currently being served by County Fire and the mutual aid service is with Fontana Fire Protection District served by County Fire through contract, questioning how this will change through the current

proposal to which Chief Hartwig responds reiterating that Fire calls draw on the closest resources and with the same dispatch service there really is no delay and with like staffing patterns mutual aid will apply.

Chair McCallon calls for further Commissioner questions; there are none.

Chair McCallon asks for the speaker slips.

Chair McCallon first calls those in favor of the recommendation.

Carolyn Anderson states that she has lived in the City of Upland for 44 years and is in support of the annexation and asks the Commission support and approve the annexation in front of them. In addition, Mr. Gavin, an Upland resident is in support of the annexation.

Jim Richardson states he is a lifelong resident of Upland and is in support of the annexation.

Gino Filippi, councilman, states he is a 50 year resident of the general area, of both Upland and San Antonio Heights and is in support of the annexation.

Steve Lambert, is a homeowner and business owner in Upland and is in support of the annexation into County Fire.

Chair McCallon now calls for that are in opposition of the annexation.

John Navarro is a resident of San Antonio Heights and is opposed to the portion of the application including San Antonio Heights in Service Zone FP-5. He is more than happy to see fire protection transfer from the City of Upland, but would like to stay independent of the City of Upland.

Becky Miller is the past president of the San Antonio Heights Association and states her opposition is that the time for communications were short and did not give enough time to understand the proposals. She outlines the concerns she has heard from other residents.

Glenn Bozar, former member of the Upland City Council and Mayor Pro Tem and chair of the finance committee, states he opposes the special tax and is against the annexation. Requests that the Commission deny the proposal presented to it.

Thomas McCarthy, 60 year resident of the Heights, does not understand why San Antonio has to be included. Mr. McCarthy is happy with his current fire service and is against the inclusion of San Antonio Heights in the annexation.

John Goss, 30 year resident of San Antonio Heights, state he is opposed to LAFCO 3216, as

amended and the imposition of the special tax.

Joseph Farrell, 2 year resident of the Heights, states that he is not getting anything from this but a bill; therefore, he is opposed to including San Antonio Heights in LAFCO 3216.

Francesca Zummo, resident of the Heights since 2000, states her opposition to the annexation is because she is already satisfied with the fire service she receives.

Bob Cable, business owner of Cable airport and resident of San Antonio Heights, states he believes there has not been enough communications and is against the annexation of San Antonio Heights based upon the imposition of the special tax associated with Service Zone FP-5. Mr. Cable expresses his concern with the mailer received from the Fire Union which intimates that this is a “done deal”.

Peter Cherbak, resident of San Antonio Heights since 1970, expresses his opposition to the annexation of San Antonio Heights into Service Zone FP-5 and the imposition of the special tax.

Loren Miles, second generation property owner in the city of Upland, states his position that as a stakeholder he is opposed to transferring the Upland Fire Department to another agency to manage this crucial service to the community.

John Hawthorne, a property owner in the City of Upland and a resident of San Antonio Heights, states his position that the notification that San Antonio Heights received has been short. He points out a flyer that the Heights residents has received regarding better fire service. He is against the annexation and wants the service to remain separate for there is no reason to involve San Antonio Heights with the City of Upland.

Chair McCallon asks the audience for additional speakers who have not spoken. There are none.

Chair McCallon asks if the City of Upland and County Fire if they would like to make any rebuttal comments. There are none.

Chair McCallon closes the public hearing and calls upon Commission members for further discussion and any questions of staff in response to the public testimony.

Commissioner Farrell states that he is sympathetic to the concerns of the timing and personally is struggling with the imperative that the Commission must deal with the issue today. Commissioner Farrell questions if there is an alternative for dealing with the funding shortfall for San Antonio Heights station. To which Executive Officer Rollings-McDonald responds that if the question is about the inclusion San Antonio Heights into FP-5, LAFCO's involvement in that, is through the overall reorganization. Staff has presented the option to include only the City of Upland territory, excluding San Antonio Heights. If San Antonio

Heights is excluded, any future consideration for expansion of FP-5 would be through County Fire and the Board of Supervisors only. Ms. Rollings-McDonald states that the City of Upland and San Antonio Heights were reviewed in the staff report as a matter of service and funding equity. If the action is to exclude San Antonio Heights, the Commission would have no further involvement in the discussion of financing its fire protection/emergency medical response service..

Commissioner Lovingood states that this is a very difficult decision, expressing his position that this “can was kicked down the road many times” before addressing the real issue on financing. Commissioner Lovingood states that issue does not make it any less of a decision that LAFCO must make today responsibly and so it’s a challenge. Commissioner Lovingood states he feels for both sides of the question, but at the same time, the costs of services have to be dealt with. This situation was not created by the people who serve today, it was created previously and the Commission’s responsibility is to make a decision on how to address that.

Commissioner Bagley asked Executive Officer Rollings-McDonald about the Municipal Service Reviews and whether they look at distinct communities such as San Antonio Heights as a separate entity; to which Ms. Rollings-McDonald states that we do not. We look at the whole of the community which is defined by a sphere of influence.

Commissioner Bagley further states that we are mandated by the state of California to do municipal service reviews where we look at service levels. Part of that responsibility is to find efficiencies in government and to consolidate when necessary. Commissioner Bagley states that he is very sensitive to the community of San Antonio Heights wanting to have an autonomous identity. But there’s also a reality about providing municipal service and sustainably funding that current level of services. Commissioner Bagley states the staff recommendation provides a solution to fix the question of financial sustainability.

Chair McCallon calls for further comments from the Commission. There are none.

Chair McCallon calls for the Commission’s action on the proposal.

Chair McCallon moves approval of the staff recommendation, second by Commissioner Williams. Chair McCallon calls for the roll call vote, which is: Ayes: Bagley, Lovingood, McCallon, Williams and Farrell. Noes: None. Abstain: None. Absent: Cox (Commissioner Farrell voting in her stead), Curatalo, Ramos. The motion passes unanimously.

Chair McCallon asks that if it is acceptable with Commission, he would like to defer the balance of the agenda except for item 9 to the April Hearing. There is concurrence by those present. Therefore the following items are deferred to the April 19, 2017 Hearing:

- ITEM 8. MID-YEAR BUDGET REVIEW FOR FISCAL YEAR 2016-17**
- ITEM 10. LEGISLATIVE UPDATE ORAL REPORT**
- ITEM 11. EXECUTIVE OFFICERS ORAL REPORT**

DISCUSSION ITEMS

ITEM 9. STATUS REPORT ON LAFCO 3189 – SPECIAL STUDY FOR MORONGO VALLEY COMMUNITY SERVICES DISTRICT

Project Manager Michael Tuerpe presents the staff report on this item, a complete copy of which is on file in the LAFCO office and is made a part of the record by its reference here.

Mr. Tuerpe states that a special study was conducted for the Morongo Valley CSD and it concluded that the financial obligations for its fire servicewere strained. As a follow-up to that review, the Commission required status updates every six months for the next five years, the current review is the third status update. He continues to state that the District's new audit shows positivity, the current year budget appeared to be stable, but the mid-year data is indicating a return to expenditures exceeding revenues. All that's needed from the Commission today is to receive this staff report and set the next staff update to August 2017.

Commissioner Bagley states that the only thing that is saving Morongo right now are the park and rec fees that have gone up. But we will look at everything when it comes back.

Chair McCallon asks if representatives from Morongo CSD would like to speak.

Johnny Tolbert, Finance Director for the District and Roxanne Rozell, General Manager state they have replaced a fire vehicle and the maintenance fees are much lower. Additionally they have filled the vacant Fire Chief position by promoting from within and leaving the other position vacant.

Chair McCallon asked for a motion to receive and file the report and come back in six months for another update.

Commissioner Lovingood moves that the Commission accept the report and looks forward to hearing back in six months, second by Commissioner Williams. There being no opposition, the motion passes with the following roll call vote: Ayes: Bagley, Lovingood, McCallon, Williams and Farrell. Noes: None. Abstain: None. Absent: Cox (Commissioner Farrell voting in her stead), Ramos, Curatalo

ITEM 12. COMMISSIONER COMMENTS

Commissioner Bagley states that he really likes this facility would like for staff to consider having future LAFCO meetings here.

Chair McCallon asks that the Executive Officer Rollings- McDonald sit on one side or the other so when she is talking, she can talk to us and we can see her.

ITEM 13. COMMENTS FROM THE PUBLIC

Chair McCallon asks for comments from the public. There are none.

THERE BEING NO FURHTER BUSINESS TO COME BEFORE THE COMMISSION, THE

HEARING IS ADJOURNED AT 4:38 P.M.

ATTEST:

LaTrici Jones, Clerk to the Commission

LOCAL AGENCY FORMATION COMMISSION

KIMBERLY COX, Chair

DRAFT