
Annexation Project Town Hall Meeting

Trinity Center
Community Services District

February 18, 2010

Agenda

- Annexation Project Overview
- Annexation Process Overview
- Questions and Discussion

Initiation of Project

- Representatives of Covington Mill, Lake Forest Estates, Long Canyon and Ridgeville requested to be annexed
- CSD board formed committee to investigate
- Community volunteers joined committee
- Trinity County CAO, Controller and Dir. of Planning attended CSD meeting to discuss

Project Committee

■ Community Members

- Mary Hamilton, Trinity Center
- Luke Lucas, Covington Mill
- Hal Mathis, Long Canyon
- Mike Mayo, The Knolls
- Dean Tackett, Lake Forest Estates

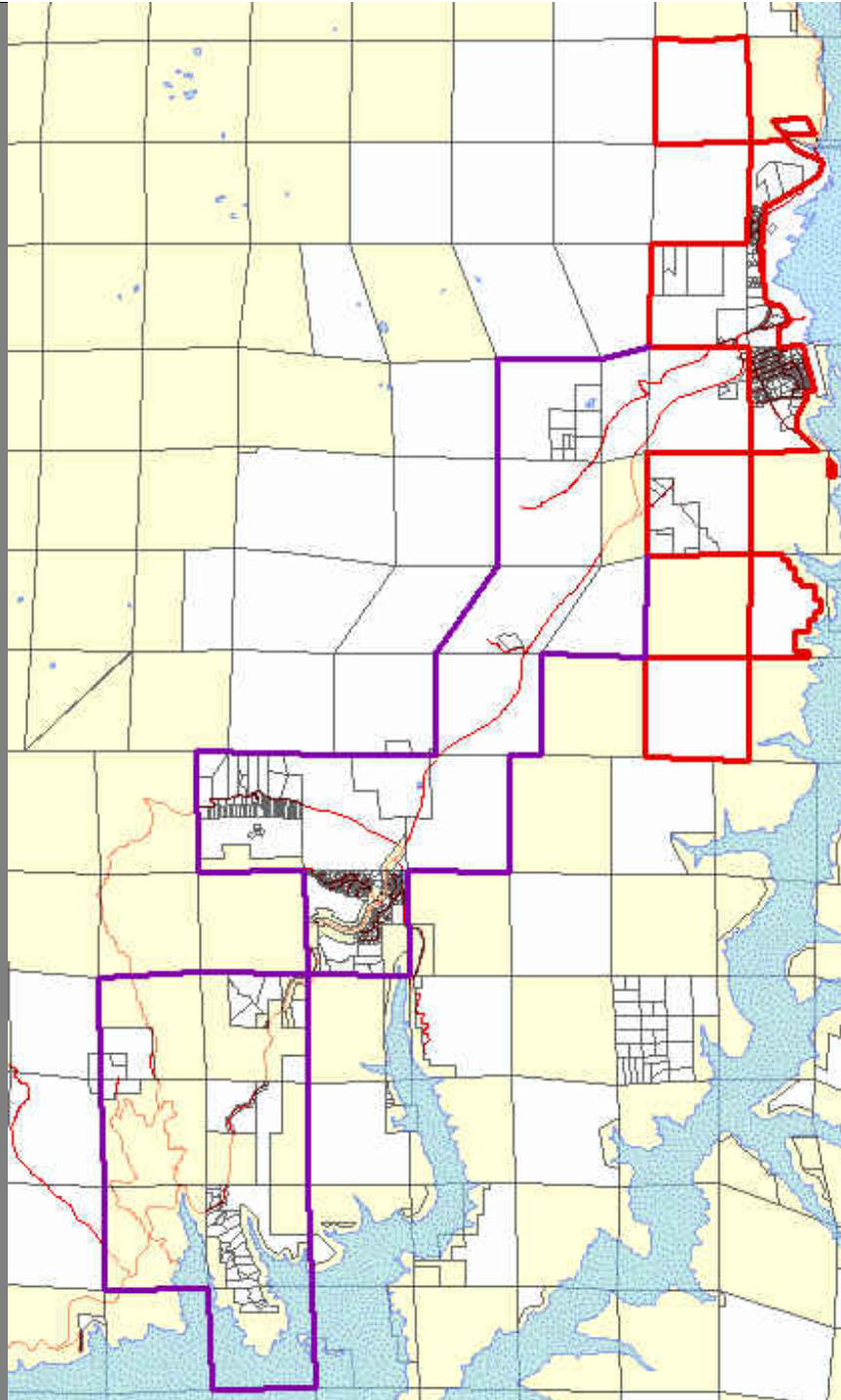
■ CSD Board Members

- Virginia Allin
- Mike McHugh

Major Areas of Research

- Annex area map
- Insurance implications
- Taxes/assessments and district funding
- CSD/VFD operational changes
- Community interest and support

18 Feb 2010



Draft map –
subject to change

Annex Area

- Annex communities consistently contribute to the VFD fund-raising activities, including holding their own unique events
- Provide four (4) VFD members today, including:
 - Ken Rieke, Assistant Chief
 - Bob Bryant, Captain, Medical Director (studying for paramedic)
 - Mike McMillan, Fire Fighter (studying for EMT)
 - Dwight Stewart, Fire Fighter

Insurance Implications

- ISO ratings (scale of 1/good to 10/not so good)
 - Current district rating = “5 / 9”
 - Annex area rating = “10”
 - Determined by
 - Fire alarms – 10%
 - Department capability – 50%
 - Water supply – 40%

- Rating *not* determined by
“in-district” vs. “out-of-district”

Insurance Implications

- Insurance carriers may or may not use ISO ratings to determine coverage
 - State Farm apparently does not use ISO
 - Most insurance companies use other factors, such as:
 - Distance from fire station (e.g., less than 5 miles)
 - Sufficient water (e.g., hydrant within xx feet)
 - Defensible space
 - Be sure to come to March 2 meeting with RCD (7:00 pm, IOOF Hall, after the CSD board meeting)

Insurance Implications

- Bottom line:
 - Ratings of properties in the current district would not change – annexation does not change the factors considered by ISO
 - Ratings of properties in the annex area most likely do not change either

District Funding

- CSD income – primarily property tax revenue

- VFD income, approximately:
 - 63% property tax revenue from CSD
 - 37% “other” (mostly donations)

- Special assessments
 - None today
 - None planned

CSD “Tax” Revenue Calculation

- Prior to 1978 (“Prop 13”) the district was funded by a tax on the district properties
- Since 1978, all special districts (including ours) get a percentage of the total county property tax revenue. Our allotment is 0.46%.
 - Total county revenue is about \$13.5 million
 - $\$13.5 \text{ million} \times 0.46\% = \$62,100$
 - Minus 25% for schools ERAF fund
 - Net revenue is about \$47,000

CSD/VFD Operational Changes

- CSD board
 - No change in board size
 - Elections held throughout larger district

- VFD
 - Already serves the entire annex area
 - ~1/4 of 2009 calls (not counting mutual aid calls)
 - No additional equipment required
 - Possibility of staging older engine (1152) in CM

Community Interest and Support

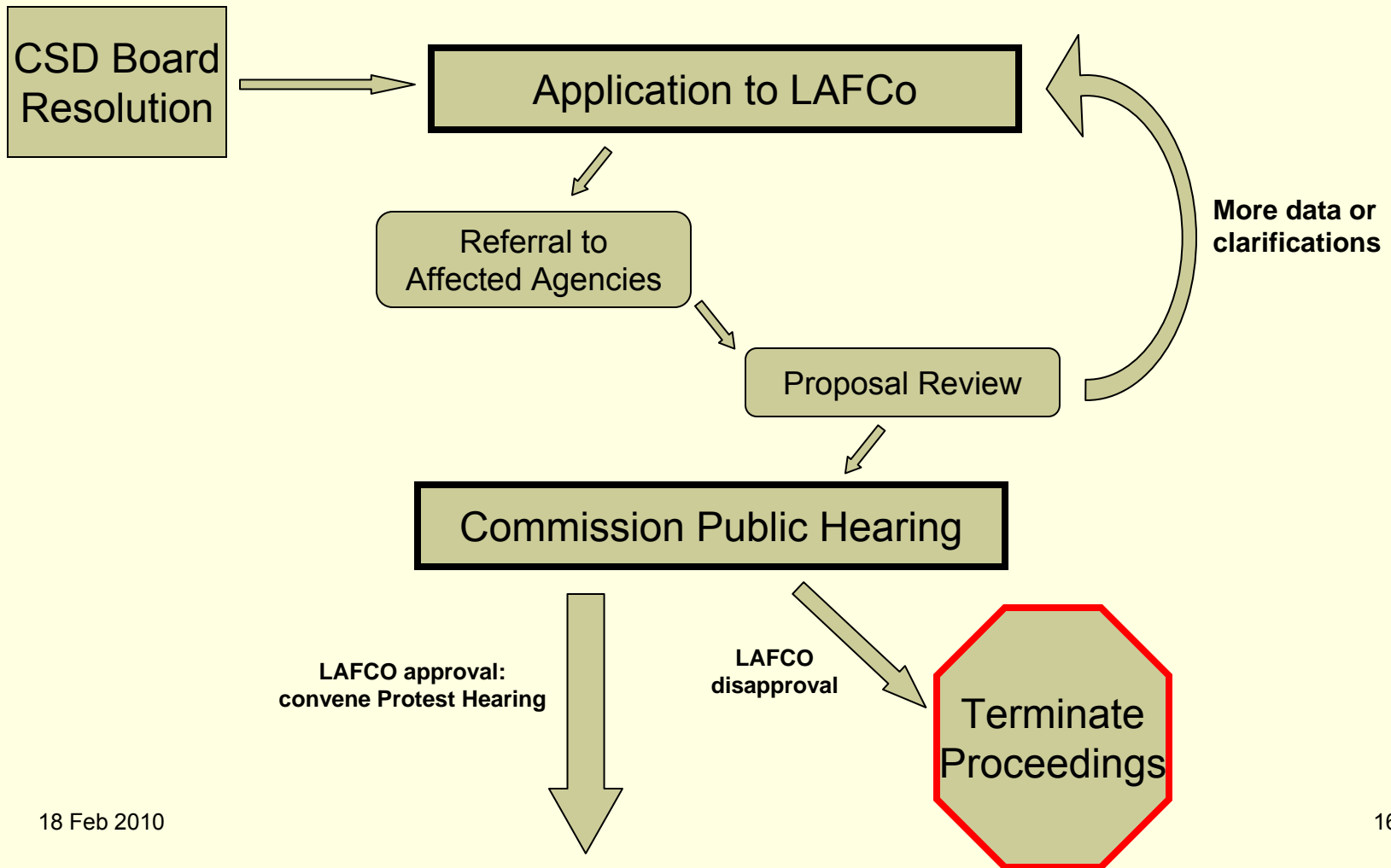
- Informal signature petition (as of Dec 1)
 - In-district voters – 25% (53/214)
 - Annex area voters – 55% (73/135)
 - Property owners not registered as voters – 59

- SPI submitted a letter of support for annexation to the CSD board

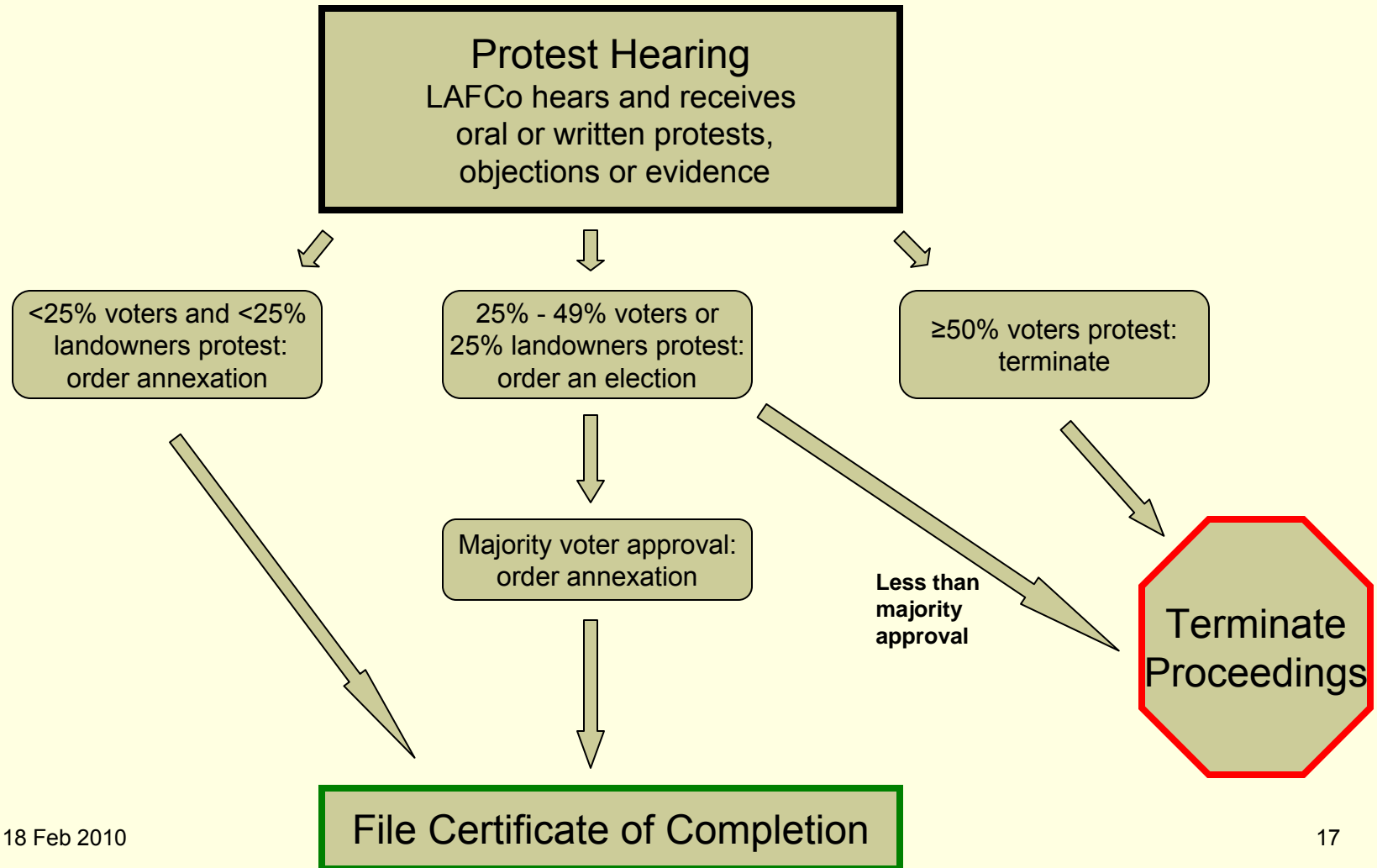
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LAFCo Process (Part 1)



LAFCo Process (Part 2)



Summary

■ Pro's

- Annex communities want to join the district
- Services already provided to annex area
- Independent district(s) impractical
- Encourage VFD volunteers from a larger pool
- Rural communities working together

■ Con's

- ?

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