

CoCoTax

Promoting accountable, cost-effective and efficient government and opposing unnecessary taxes and spending

July 1, 2019

CoCoTax Officers

Susan Pricco
President

Jack Weir
Executive Director

James Pezzaglia
1st Vice President

Ryder Brose
2nd Vice President

Paul Bleeg
Treasurer/Secretary

Honorable Mike McGill
Past President

Denise Sheehan
Business Manager

Next CoCoTax Meeting

July 26 – 7:45–9:00 AM
Denny's
1313 Willow Pass Rd, Concord



Guest speaker: **David Twa**,
Contra Costa County
Administrator and Clerk of the
Board

Our Last Meeting – June 28



New CoCoTax President!

Jack Weir announced his resignation as President of CoCoTax but will remain as Executive Director. **Susan Pricco** was elected unanimously as our new President. Congratulations Sue!



Our guest speaker this month was **Lisa Borba**, AICP, President of the Contra Costa Water District's (CCWD) Board of Directors since 2016. She was first appointed to the Board in April 2010. She continues to represent Division 1, which includes the cities and communities of Concord, Pacheco, Clyde, Bay Point and parts of Pittsburg, Martinez and Pleasant Hill. The rest of Contra Costa County is served by East Bay MUD.

CCWD is 100% dependent on water from the Delta. Fortunately we had 137% of normal rainfall last winter and spring. Water is stored in Los Vaqueros Reservoir and also comes from Lake Shasta. A major water delivery artery is the Contra Costa Canal.

The CCWD prepares a 10 year projection of costs and capital needs to create a 10 year rate projection. This allows increases to be gradual so that unwelcome surprises are avoided. Increases, which largely reflect capital costs, are projected to be 3% per year.

Capital costs include replacing parts of the aging system. The Contra Costa canal is over 80 years old and will eventually be replaced with underground piping. The cost is estimated to be about \$500 million. This will also prevent loss of life in the open canal. Other projected major capital costs include raising the height and capacity of the Los Vaqueros reservoir. Los Vaqueros is filled by pumping from the Delta.

Cities served submit plans of projected growth, to which CCWD is required to respond. A major future development is a large residential community at the former Concord Weapons Station property.

Contact CoCoTax

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On Facebook:

**Contra Costa
Taxpayers Association**

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GBU Awards Dinner and Annual Meeting July 11



CoCoTax presents awards for the *Good, the Bad, and the Ugly* for Contra Costa taxpayers. Some awards are offered tongue-in-cheek as are the “Golden Fleece Awards” but also awards for outstanding service by a public employee or entity.

Guest Speaker **Mark Meuser** will speak on *Ballot Harvesting and the state of California Elections*.

Thursday, July 11, Hyatt House, 2611 Contra Costa Blvd, Pleasant Hill
 No host cocktails 5 pm at Happy Hour pricing (\$5 well, \$4 beer/wine)
 Buffet Dinner 6:30 pm with Awards Ceremony
 \$70 per person, Groups of 8 \$450
 Register online at www.cocotax.org - call 925-289-6900 for questions

NOMINATIONS FOR AWARDS ARE STILL OPEN!

Two CoCoTax Victories!



CoCoTax has joined forces with the California Apartment Association and others to defeat the current push toward rent control. We are happy to report that the Concord City Council has voted down “Just Cause Evictions”, rent moratorium, and 5% rent cap. And, in El Cerrito, “Just Cause Eviction” must be suspended after CAA successfully filed a petition to qualify for a referendum on the ordinance. These two victories may well stop a dangerous trend.

“Rent control,” like all price controls, has always resulted in reduction of availability. Why would a developer invest in new units if they knew their net revenue will decrease as costs will eventually rise? Reduced availability results in even more pressure for higher rents when units turn over. The result is just the opposite of what rent controls promise.

What makes rent control so appealing to many, as they are led to believe they are being kind, but with someone else’s money. There are also far more renters than apartment owners further making owners an easy victim. Most apartments are owned by individual investors often counted on for their retirement.

CoCoTax remains confident in the free market which will allow competition in rental housing resulting in fair and available housing.

Please view our video at: <https://www.youtube.com/watch?v=MJJQ8zwNU3c&t=5s>

Please consider donating at: <https://www.cocotax.org/>



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