

**SUMMARY ACTION MINUTES**  
**ALAMEDA LOCAL AGENCY FORMATION COMMISSION**  
**SPECIAL MEETING**

**Hosted by Zoom Video-Conference Service**

**January 13, 2022**

**Call to Order**

Chair Sblendorio called the meeting to order at 2:00 p.m.

**1. Roll Call.**

The roll was called. A quorum was present of the following commissioners:

<u>County Members:</u>	David Haubert and Nate Miley
<u>City Members:</u>	Bob Woerner, Melissa Hernandez, and alternate Karla Brown
<u>Special District Members:</u>	Ayn Wieskamp, Ralph Johnson, and alternate Georgan Vonheeder-Leopold
<u>Public Members:</u>	Sblend Sblendorio and alternate John Marchand
<u>Not Present:</u>	Alternate Dave Brown
<u>Staff present:</u>	Rachel Jones, Executive Officer, April Raffel, Clerk, and Andrew Massey, Legal Counsel

- 2. Welcome New Commissioner:** The Commission acknowledged the appointment of alternate Commissioner Dave Brown to Alameda LAFCO by the Alameda County Board of Supervisors on November 23, 2022.

**3. Public Comment**

Chair Sblendorio invited members in the audience to address the Commission on any matter not listed on the agenda and within the jurisdiction of the Commission.

There was one public comment from Kelly Abreau of Fremont regarding "[Possible Urban Growth Boundary Change Considered for Livermore.](#)" *The Independent*, December 15, 2021. Mr. Abreau was concerned about urban growth boundary change in north Livermore based on urban sprawl.

- 4. Priority Item:** Approval of Resolution to Continue Virtual Meetings due to COVID-19 Pandemic (Public Hearing)

- This item was for Alameda LAFCO to consider actions necessary to proceed with virtual meetings in accordance with AB 361. The resolution was prepared accordingly and made the necessary findings authorizing LAFCO to conduct virtual Commission meetings for the next 30 days. Staff recommended approval.

Chair Sblendorio opened and closed the public hearing with no comments being offered.

Upon motion by Commissioner Woerner, second by Commissioner Haubert, the item was approved.

AYES:	7	Haubert, Miley, Hernandez, Woerner, Johnson, Wieskamp, and Sblendorio
NOES:	0	
ABSENT:	0	
ABSTAIN:	0	

**5. Consent Items:**

- a. Approval of Meeting Minutes: November 18, 2021 Special Meeting
- b. 2nd Quarter Budget Report for the Fiscal Year 2021-2022
- c. Transfer of Jurisdiction | Proposed Annexation of 285 Lark Lane to EBMUD
- d. Approval Request | Out of Area Service Agreement for 871 Sycamore Road

- The Commission considered making a temporary administrative approval by the Executive Officer permanent for an out of area service agreement for wastewater services involving the City of Pleasanton. The agreement authorizes the City to provide wastewater to one unincorporated and developed single-family residential parcel that was approved due to a public health and safety threat. The subject parcel is located at 871 Sycamore Road and totals 0.94 acres in size. The parcel lies within the City of Pleasanton's sphere of influence. Staff coordinated with the City to issue an administrative approval on November 15, 2021. Approval was termed on the landowners filing a pre-annexation agreement. The Commission may include additional terms and conditions to the out of area service agreement that did not include administrative approval.

Chair Sblendorio opened and closed the public hearing with no comments being offered.

Upon motion by Commissioner Haubert, second by Commissioner Woerner, the item was approved.

AYES: 7 Haubert, Miley, Hernandez, Woerner, Johnson, Wieskamp, and Sblendorio  
NOES: 0  
ABSENT: 0  
ABSTAIN: 0

**6. Request for Proposals | Community Services Municipal Service Review (Business) – The Alameda Local Agency Formation Commission (LAFCO) considered a request from staff to select the Policy and Budget Committee to review Request for Proposals (RFP), initiating a municipal service review (MSR) on community services.**

The staff distributed a Request for Proposals on December 13, 2021, for consultant services to complete a municipal service review on community services. The MSR will be used to inform the update of spheres of influence along with possible reorganizations such as consolidations, dissolutions, or mergers of local public agencies that provide community services such as street maintenance and lighting, parks and recreation, mosquito and vector abatement, and lead abatement in Alameda County. The MSR will also review broadband services and unincorporated areas that lack accessibility.

Staff requested the Policy and Budget Committee review the proposals submitted and direct the Committee to return to the Commission with a recommended contract at the next regular meeting. Staff recommended approval with standard terms.

Chair Sblendorio asked if there were any questions from the Commissioners before the public hearing. Commissioner Haubert asked if our most recent MSR included a review of broadband services, timing, and review expansion connectivity of those services? Executive Officer Jones mentioned this was the first review of broadband services, which will probably take about eight to twelve months and include a review of broadband connectivity and opportunities to expand throughout the entire County.

Chair Sblendorio was concerned that broadband services were only limited to the unincorporated areas. Some cities may have done an assessment but concerned some cities have not assessed their broadband capabilities. Therefore, he was concerned about getting an actual assessment of Alameda County that was a social justice issue.

Commissioner Wieskamp agreed with the Chair, stating, "If the data already exists, we'll add it into the report. If not, we will ask those that have not done it for that information to be included to get the whole picture."

Commissioner Woerner mentioned if the city did a report, the criteria should not be too old - maybe two to three years. LAFCO could encourage cities to do a proper assessment which would be appropriate.

Chair Sblendorio opened and closed the public hearing with one public comment.

One public comment by Kelly Abreau mentioned that the school districts have the expertise with broadband usage due to distance learning.

Upon motion by Commission Haubert, second by Commissioner Woerner with the proviso of reviewing broadband services for the entire County, the item was approved.

AYES: 7 Haubert, Miley, Hernandez, Woerner, Johnson, Wieskamp, and Sblendorio  
NOES: 0  
ABSENT: 0  
ABSTAIN: 0

## **7. Matters Initiated by Members of the Commission**

There were none.

## **8. Executive Officer Report**

- a.** Update on LAFCO's South Livermore Valley Area Specific Plan Study
- b.** Update on LAFCO's Review of Measure D

Chair Sblendorio asked Executive Officer to redouble efforts to send the draft report to the constituent interested parties and emphasize if they are going to comment, please do so ASAP.

Commissioner Miley asked if Executive Officer Jones had communicated with Community Development Agency (CDA). Executive Officer Jones sent a draft to stakeholders, which included the CDA, received comments, and incorporated them into the draft report. The deadline was on January 21, 2022, so she will follow up with CDA to let them know we would appreciate their input.

Chair Sblendorio was also surprised that some cities have not commented, especially in the Tri-Valley.

Commissioner Wieskamp suggested going to our local press, The Independent, and saying this is going on, and we would appreciate your comments by a specific time. This would give the public an opportunity to learn about it and express themselves. Commissioner Wieskamp mentioned she would like people to attend our meeting in March and learn more about it.

Executive Officer Jones responded that we typically do a press release, but we wanted to get the stakeholder's input before releasing it to the public for public comment and period. Then it will be presented at a notice public hearing in March, and we could receive public comment and review. Executive Officer Jones would put out a notice and extra press outreach.

**9. Informational Items** - Staff offered brief remarks on the following items:

- a. Current and Pending Proposals
- b. Progress Report on Work Plan. Commissioner Miley referenced 9b, 2021-2022 Work Plan, under Collaboration regarding *Create homelessness initiatives with other agencies*. He felt this was ambitious on behalf of LAFCO due to other measures and objectives but will be discussed at the Strategic Plan workshop.
- c. The new LAFCO Logo may be presented at the March meeting.
- d. 2022 CALAFCO Staff Workshop, March 23-25 in Newport Beach, Orange County
- e. Form 700: Due April 1
- f. Commissioners with terms ending May 2022:
  1. Sblend Sblendorio
  2. Dave Brown

**10. Adjournment of Regular Meeting**

Chair Sblendorio adjourned the meeting at 2:37 p.m.

**Next Meetings of the Commission**

**Policy and Budget Committee Meeting**  
**Thursday, February 3, 2022, at 2:00 p.m.**

**Regular Meeting**  
**Thursday, March 10, 2022, at 2:00 p.m.**

It is anticipated that both meetings will be held remotely up to our March 2022 Meeting.

Respectfully submitted,



April Raffel, Commission Clerk

Attest:



Rachel Jones  
Executive Officer