1. Call to Order and Pledge of Allegiance
Chair Wieskamp called the meeting to order at 2:04 p.m. The Pledge of Allegiance was recited.

2. Roll Call.
Roll was called. A quorum was present of the following commissioners:
- **County Members:** Scott Haggerty (arrived 2:13, item 6) and Nate Miley (arrived 2:07, item 5)
- **City Members:** John Marchand, Jerry Thorne, and alternate David Haubert
- **Special District Members:** Ayn Wieskamp, Ralph Johnson, and alternate Georgean Vonheeder-Leopold
- **Public Members:** Sbend Sbendorio and alternate Tom Pico

**Not Present:** Alternate County Member Wilma Chan

**Staff present:** Mona Palacios, Executive Officer; Theresa Rude, Analyst; Andrew Massey, Legal Counsel; Nat Taylor, Planner; and Sandy Hou, Clerk

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

Lou Ann Texeira, Executive Officer for Contra Costa LAFCo, commended Alameda LAFCo Executive Officer Mona Palacios for her service to Alameda LAFCo, noting many noteworthy projects that she had guided the Commission through over the past ten plus years, contributing to Alameda LAFCo being recognized as a model LAFCo. She also expressed appreciation for the friendship they shared as colleagues and wished Ms. Palacios well in her future endeavors. After concluding her remarks she presented Ms. Palacios with a lovely bouquet of flowers.

**CONSENT ITEM**

4. Approval of Minutes
- **November 9, 2017 – Regular Meeting**
Upon motion by Commissioner Marchand, second by Commissioner Sbendorio, the minutes of November 9, 2017 were unanimously approved.

**AYES:** 5 (Johnson, Marchand, Sbendorio, Thorne, Wieskamp)
**NOES:** 0
**ABSENT:** 2 (Haggerty, Miley)
**ABSTAIN:** 0

- **December 19, 2017 – Special Meeting**
Upon motion by Commissioner Johnson, second by Commissioner Sbendorio, the minutes of December 19, 2017 were unanimously approved.

**AYES:** 5 (Johnson, Marchand, Sbendorio, Thorne, Wieskamp)
**NOES:** 0
**ABSENT:** 2 (Haggerty, Miley)
**ABSTAIN:** 0
5. **Alameda LAFCo Mission Statement Revision**

After remarks from the Executive Officer, the members of the ad hoc committee who were tasked with recommending a revised mission statement for the Commission to consider – Commissioners Marchand, Sblendorio and Pico – elaborated on how they had decided upon their recommendation.

Upon Motion by Commissioner Marchand, second by Commissioner Sblendorio, the Commission approved the recommended revision of the Alameda LAFCo Mission Statement to read as follows:

*Alameda LAFCo provides oversight over local governments to make Alameda County a great place to live and work by balancing the preservation of agriculture and open space with the provision of sustainable municipal services.*

AYES: 6 (Johnson, Marchand, Miley, Sblendorio, Thorne, Wieskamp)

NOES: 0

ABSENT: 1 (Haggerty)

ABSTAIN: 0

6. **Alameda LAFCo 2018-2020 Strategic Plan Update**

The Executive Officer provided a summary of the written report, noting that the proposed 2018-2020 Strategic Plan presented at this meeting reflected the top seven priorities identified by the Commission during its September 22, 2017 strategic planning workshop and from follow-up discussion at the November 9, 2017 Alameda LAFCo meeting. The Executive Officer noted that she had begun implementation of priority area #2 (water supply and availability) by distributing a Request for Proposal as noted in item 8 of this agenda, and of priority area #6 (LAFCo independence) by requesting and obtaining a brief proposal from Richard Berkson of Berkson Associates for a study of various operational options (copy provided to Commissioners at today’s meeting). She then introduced Pamela Miller, facilitator of the Commission’s strategic planning session, and CALAFCO Executive Director, who had subsequently worked with Staff to draft an implementation plan of the identified priorities.

Ms. Miller congratulated the Commission on their hard work in the strategic planning workshop and staff on the good job done in organizing the priorities and identifying action steps to accomplish them. She noted that with the upcoming change in staff, perhaps the Commission might consider doing an annual review of its plan, and depending on its resources, perhaps reprioritize its priorities. She concluded her remarks by offering to help support the Commission in any way that she could during its transition in executive leadership.

**Commission Comments/Discussion**

Chair Wieskamp thanked Ms. Miller for the assistance she had given staff in preparing the Strategic Plan and agreed that an annual review of the plan could be a good idea. Commissioner Marchand noted that it was a pretty ambitious plan that would need the commitment of adequate resources. Commissioner Sblendorio recommended that the Commission revisit the plan regularly, beginning at its March or May meeting.

**Motion and Vote**

Upon Motion by Commissioner Marchand, second by Commissioner Johnson, the Commission adopted the proposed 2018-2020 Strategic Plan.

AYES: 6 (Johnson, Marchand, Miley, Sblendorio, Thorne, Wieskamp)

NOES: 0

ABSENT: 1 (Haggerty)

ABSTAIN: 0
7. Cities Municipal Service Review (MSR) and Sphere of Influence (SOI) Update

The Executive Officer provided summary remarks of the written report and noted that Sharon Wright of Laphier-Gregory, the MSR consultant, would present the final report. She explained that subsequent to the distribution of the staff report and the final draft of the MSR report, the City of Dublin had requested a change to its financial section which would be reflected in the final report. Additionally, she noted that she would be providing, per his request in an email she received today, a written response to Bashir Anastas who is interested in the Panoramic Hill issue.

Ms. Wright then presented the final report of the MSR with a focus on the revisions that were made to the public review draft. The Executive Officer offered additional comments about the summary of SOI recommendations that were included in the staff report and pointed out that the recommendation for the cities of Pleasanton and Livermore included encouragement to annex unincorporated islands within their boundaries. It was noted that LAFCo had recently received an application from the City of Livermore for the annexation of an island area known as Pleasant View Lane. The Executive Officer requested that the Commission discuss the additional draft recommendation made for Pleasanton to require that they be in compliance with the conditions of LAFCo Resolution 2017-04, (the conducting of a study of the Remen Tract unincorporated island area) prior to LAFCo consideration of any further applications from Pleasanton.

Commission Comments/Discussion

In response to questions from Commissioner Sblendorio, the Executive Officer explained that the final draft identifies the unincorporated community of Ashland (within the SOI for the City of San Leandro) as a disadvantaged unincorporated community (DUC) because staff and consultant looked more carefully at updated data from 2015 instead of from 2010 which had been used in the initial report, and that the SOI recommendation to the County and San Leandro of verifying Ashland’s status as a DUC could be done as part of their respective general plan updates.

The Executive Officer responded to Commissioner Miley’s questions about the special study of the Remen Tract, clarifying that the Commission had agreed to pay for the study. It was reported that since that condition on an out-of-area-services agreement was approved at the Commission’s July 2017 meeting, staff had met with city and county staff to discuss a Request for Proposals for conducting the study and that the resulting understanding was that Pleasanton would conduct a study of water and sewer infrastructure and LAFCo would do the remainder of the study (including roadways, lighting, hydrants, current and future service providers).

In response to Commissioner Sblendorio’s concern about keeping track of the MSR recommendations, the Executive Officer suggested the Commission consider forming an ad hoc committee to keep track of and address the recommendations as they had done for the MSR conducted of the Special Districts a few years back.

Public Hearing

Chair Wieskamp opened the public hearing. The following person spoke:

Gerry Beaudin, Community Development Director, City of Pleasanton asked for clarification on matters related to the SOI recommendation for the City of Pleasanton (Attachment 17 to the staff report).

- Who would pay for the study of the Remen Tract? He understands that LAFCo will pay for the study, and the study will be managed by the city.

- Does this policy of conducting studies of unincorporated island areas apply to other areas/cities besides Pleasanton?

- Does the SOI recommendation refer to not considering applications from only the Remen Tract area or any other area in Pleasanton? He noted that they are currently preparing an application for out-of-area services in the Happy Valley area.
The Executive Officer responded that:

- LAFCo would pay for the study, but it would need to be clarified if that was for the entire study or only the non-water and sewer infrastructure portion, as the recollection was that when staff had met with city and county staff, city staff may have indicated they would pay for that portion.

- While there are other island areas that LAFCo wants to see get annexed, Remen Tract is higher on the list because its residents are already receiving services.

- The SOI recommendation, as written by Staff, refers to any application from Pleasanton not just applications involving Remen Tract. However, it would be up to the Commission to decide if they want that option included in the SOI resolution.

Chair Wieskamp closed the public hearing and asked for comments from the Commissioners.

Commission Discussion
Following an extensive discussion among the Commission about the required study and the SOI recommendation put forth by staff for Pleasanton (Attachment 17 of the report), consensus was reached that conducting the study would, in fact, be very helpful towards providing important information that could facilitate annexation of the Remen Tract, but it may be too drastic to require the study be completed before Pleasanton could bring to LAFCo any other applications, and that the issue could be further discussed at a future meeting.

Also, the Executive Officer clarified that the law allows for an expedited process for island annexations in that protest hearings for such do not need to be conducted. She noted that the Remen Tract area meets the qualifications of being an island area that would qualify for this expedited process. She also reminded the Commission that LAFCo cannot initiate an island annexation, but that the city would need to do that.

Counsel expressed concern with the proposed use of the CEQA exemption in the draft resolution for Pleasanton, because, to his knowledge, it had not been vetted. He recommended the Commission have that vetting done to ensure that the wording of the proposed exemption is appropriate.

Motion and Vote
Commissioner Sbendorio moved to accept the final report and adopt the resolutions making MSR and SOI determinations and updating the SOI for each agency as recommended by staff with the exception of the resolution for the City of Pleasanton (attachment 17), which should have policy recommendation #2 under item 3 removed from the resolution, and instead discussed as a possible SOI amendment at the Commission’s next regular meeting. Commissioner Miley seconded the motion. Motion passed.

AYES: 7 (Haggerty, Johnson, Marchand, Miley, Sbendorio, Thorne, Wieskamp)
NOES: 0
ABSENT: 0
ABSTAIN: 0

Staff and Consultant were directed to prepare and distribute the final MSR report and staff was directed to file a Notice of Exemption.

8. Establish Selection Committee to Review Proposals to Complete a Municipal Services Review for Countywide Water, Wastewater, Flood Control, and Storm Water Services

Chair Wieskamp introduced the item reminding the Commission that Commissioner Johnson had expressed interest in serving on the selection committee.
Motion and Vote
Upon motion by Commissioner Marchand, second by Commissioner Haggerty, the Commission approved establishing a selection committee, appointed Commissioner Johnson to serve on the committee, and requested that the committee bring back recommendations to the March 8th meeting.

AYES: 7 (Haggerty, Johnson, Marchand, Miley, Sblendorio, Thorne, Wieskamp)
NOES: 0
ABSENT: 0
ABSTAIN: 0

9. Interim Executive Officer Appointment

Following brief remarks from the Executive Officer summarizing the written report, and upon motion by Commissioner Haggerty, second by Commissioner Marchand, the Commission appointed Joni Pattillo to serve as Alameda LAFCo’s Interim Executive Officer.

AYES: 7 (Haggerty, Johnson, Marchand, Miley, Sblendorio, Thorne, Wieskamp)
NOES: 0
ABSENT: 0
ABSTAIN: 0

10. Appreciation to Mona Palacios

Chair Wieskamp asked if there were any comments related to items 11 or 12 before proceeding with this item. There were no comments.

Newly appointed Interim Executive Officer Joni Pattillo, on behalf of County Administrator Susan Muranishi, presented a lovely orchid plant to Ms. Palacios to express appreciation for her dedicated efforts to LAFCo over the past twelve years.

CALAFCO Executive Director Pamela Miller presented Ms. Palacios with a Certificate of Recognition on behalf of the CALAFCO Board of Directors. She further noted the many ways that Mona has contributed to CALAFCO and expressed also that she values their friendship.

Chair Wieskamp then read a resolution from the Commission honoring Ms. Palacios for her outstanding service to LAFCo and, together with LAFCo Clerk Sandy Hou, on behalf of the full Commission, presented her with a flower vase made from recycled glass and bearing an inscription acknowledging her service.

Following comments of appreciation from Commissioners Miley and Sblendorio, Ms. Palacios thanked the Commission for their recognition and expressed how much she had enjoyed working together with them and that she would miss them.

11. Matters Initiated by Members of the Commission – There were none.

12. Informational Items – There was no discussion regarding the following information items.

a. Application/Project
b. CALAFCO Legislative Committee Update
c. Form 700 – Due April 1
d. Commissioners with terms ending May 2018:
   1. Sblend Sblendorio
   2. Wilma Chan
e. 2018 CALAFCO Staff Workshop April 11-13, 2018 in San Rafael, Marin County
f. 2018 CALAFCO Annual Conference October 3-5, 2018 in Yosemite, Mariposa County
10. **Adjournment of Regular Meeting**
Chair Wieskamp adjourned the meeting at 3:42 p.m. and opened a reception in outgoing Executive Officer Palacios’ honor.

11. **Next Meetings**

   **Policy & Budget Committee**
   Thursday, February 8, 2018 at 1:00 p.m. at the regular meeting location

   **Regular Meeting**
   Thursday, March 8, 2017 at 2:00 p.m. at the regular meeting location

Respectfully submitted,

Sandy Hou, Commission Clerk

These minutes were approved by the Commission on March 8, 2018.

Attest: Joni Pattillo, LAFCo Interim Executive Officer