SUMMARY ACTION MINUTES
ALAMEDA LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING
Dublin San Ramon Services District, 7051 Dublin Blvd., Board Room, Dublin, CA
September 21, 2017

1. Call to Order and Pledge of Allegiance
Chair Wieskamp called the meeting to order at 2:01 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 2:12, item 6)
City Members: John Marchand (arrived 2:10, item 6), Jerry Thorne and alternate David Haubert
Special District Members: Ayn Wieskamp, Ralph Johnson and alternate Georgean Vonheeder-Leopold
Public Members: Sblend Sblendario and alternate Tom Pico

Not Present: County Member Nate Miley and Alternate County Member Wilma Chan

Staff present: Mona Palacios, Executive Officer; Theresa Rude, Analyst; Andrew Massey, Legal Counsel; 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. There were no comments from the public.

CONSENT ITEMS

4. Approval of Minutes – July 13, 2017
Upon motion by Commissioner Thorne, second by Commissioner Johnson, the minutes of July 13, 2017 were unanimously approved.

AYES: 5 (Haubert, Johnson, Sblendario, Thorne, Wieskamp)
NOES: 0
ABSENT: 3 (Haggerty, Marchand, Miley)
ABSTAIN: 0

5. 2018 Commission Meeting Schedule
Staff suggested that the Commission consider an alternate date for the September 2018 meeting, since September 13th (the second Thursday) would conflict with the 2018 League of California Cities annual conference. Commissioners Haubert and Thorne requested the September 13th date be changed to the following Thursday, i.e., September 20th.

Upon motion by Commissioner Sblendario and second by Commissioner Thorne, the following dates were unanimously approved for Commission meetings in 2018: January 11, March 8, May 10, July 12, September 20, and November 8.

AYES: 5 (Haubert, Johnson, Sblendario, Thorne, Wieskamp)
NOES: 0
ABSENT: 3 (Haggerty, Marchand, Miley)
ABSTAIN: 0
REGULAR ITEMS

6. **Little Hoover Commission Final Report on Special Districts and LAFCos**

Executive Officer Palacios provided a summary of the written report on this item which she noted was on the agenda for information and discussion. She pointed out that the final published report of the Little Hoover Commission (LHC) entitled “Special Districts – Improving Oversight and Transparency” contains results of a year-long information gathering process and that, while acknowledging the value of special districts and LAFCos, it includes specific recommendations for special districts and LAFCos. She then highlighted the recommendations relevant to LAFCos.

Following staff’s remarks and comments from Commissioner SvENDORIO regarding the many efforts made by CALAFCO to support the LHC’s information gathering endeavors, Chair Wieskamp invited CALAFCO Executive Director Pamela Miller to share some information on those efforts. In her remarks, Ms. Miller noted the various collaborative efforts of the California Special Districts Association (CSDA) and CALAFCO in relation to this project, noting that in the process of outreach to the LHC, it became clear that both need to learn better how to “tell their stories” of who they are. She noted that that topic will be covered in a session at the upcoming CALAFCO Annual Conference (in October in San Diego). She explained that the legislature is now working on creating procedures of how to identify and dissolve inactive districts and the process for getting funds to LAFCo and ensuring its accountability to the State.

After brief questions/comments from the Commission, Executive Officer Palacios shared that this year Alameda LAFCo had begun outreach efforts to educate local legislators about LAFCo and would continue those efforts. Chair Wieskamp added that it is important to show appreciation to legislators when they demonstrate understanding of and support of LAFCos.

7. **Plan Bay Area 2040 - Presentation**

Executive Officer Palacios gave introductory remarks, summarizing main points of the written report, noting similar goals yet divergent paths of the Plan Bay Area and LAFCos relating to supporting orderly growth and development and protecting open space and agricultural lands. She noted that Plan Bay Area outlines where population and jobs growth are expected to occur and the preferred scenario for accommodating that growth to reduce greenhouse gas emissions.

After his introduction by Ms. Palacios, Dave Vautin, Principal Planner/Analyst at the Metropolitan Transportation Commission presented information on the recently adopted Plan Bay Area Update 2040. Following his presentation, various concerns were expressed by Commissioners on the complicated and controversial issues of housing and transportation in the Bay Area. Commissioner SvENDORIO requested staff to email the Commissioners an electronic link to the Plan Bay Area website. The Commission thanked Mr. Vautin for his presentation.

8. **Workshop: Cities Municipal Services Review and Sphere of Influence Update**

In her summary remarks regarding the Cities Municipal Services Review (MSR) and Sphere of Influence (SOI) update report, Executive Officer Palacios provided background information on the process to date of data compilation for all 14 cities in Alameda County. She also highlighted the next steps to be taken toward producing and approving a final MSR/SOI update. She noted that she was seeking direction from the Commission on when to conduct a public hearing to consider adoption of the final report and its recommendations – at a special meeting in early- to mid-December 2017 or at the Commission’s regular meeting in January 2018.

Project Consultant Sharon Wright of Laphier-Gregory then presented a summary overview of the draft report findings. Copies of her PowerPoint presentation were provided to the Commissioners. She explained that the MSR in 2008 focused on services across the County, whereas this current report takes a more jurisdictional approach, focusing on the 14 individual cities and the services they provide. Ms. Wright noted that overall, there are no surprises – no big changes since the last cities SOI update in 2008. The cities in Alameda County are doing well in providing services, either themselves or via public or private vendors. Some trends affecting cities
in the County are the changing economy, jobs and the availability and cost of housing. The two most common opportunities cited by cities in regard to provision of services relate to housing and economic growth. All cities have more revenues than expenses. The two most challenging problems cities cited were funding pensions and addressing housing and homelessness. Ms. Wright pointed out that three cities — Alameda, Newark, and Hayward — self-identified as having potential challenges in their financial ability to provide services, but nothing major. After presenting the draft Sphere of Influence (SOI) determinations, she noted that the report identifies sphere issues for five cities: Alameda, Berkeley, Oakland, Pleasanton, and Livermore. Reorganizations are recommended for the City of Alameda which is contiguous to a very small portion of land that is in the boundary of the City & County of San Francisco though the remainder of San Francisco is located across San Francisco Bay. Ms. Wright also noted that the cities of Berkeley and Oakland were identified in the last round of sphere updates as having service issues in the Panoramic Hill area, primarily regarding sewer services. The recommendations indicate that the cities should be encouraged to address the issues. Ms. Wright recommended that the Commission consider Pleasanton’s request to modify its sphere to be coterminous with State Route 84. She also recommended that the City’s SOI be expanded to include the former Pleasanton Township County Water District Area. Finally, in response to a property owner’s concerns, the report also notes that the Commission could consider expanding Pleasanton’s SOI to include property currently being used for quarry purposes. The area now lies within Livermore’s SOI, so expanding Pleasanton’s SOI would result in an overlapping SOI, indicating that either city could provide services to the area. In response to Commissioner comments, Executive Officer Palacios stated that her research indicated that the cities had discussed service provision in this area decades ago and at that time both cities agreed that if the area remained in quarry use, it should be in Pleasanton’s SOI, but if it were to be developed, then it would likely be annexed to Livermore and would need to be in Livermore’s SOI.

The following recommendations were offered by Commissioners:

- Regarding the potential financial challenges facing Alameda, Newark, and Hayward, Commissioner S BLENDORIO recommended that information on the financial challenges of the California cities of Stockton, Vallejo, and San Bernardino be included in the report as a contextual comparison.

- Commissioner JOHNSON recommended that information on the provision of services in the unincorporated areas such as San Lorenzo, Castro Valley, and others be included in the report. Executive Officer Palacios indicated that the project consultant included only a limited amount of information in the draft report, but that efforts would be made to include additional overview information on the urbanized unincorporated areas. She also offered that the Commission would likely receive additional information about the services provided in the unincorporated areas as part of the upcoming water and wastewater MSR and that at a future date the Commission might consider completing a more focused, comprehensive report on the services provided in the unincorporated communities.

Staff explained next steps in the process, noting that October 20, 2017 was the deadline for comments on the draft report. The Commission recommended that the cities be reminded of that deadline and they directed the final draft MSR be presented for consideration at the January 11, 2018 regular LAFCo meeting.

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

10. **Informational Items – Discussion, if any, or further information is noted after the item.**

   a. Application/Project Update
   b. Legislative Update
   c. CALAFCO Board of Directors – verbal report
   d. 2017 Annual Conference October 25-27, 2017 in San Diego – Staff noted that three Commissioners are registered to attend – Commissioners S BLENDORIO, JOHNSON, and Vonheeder-Leopold. Commissioner MARandin had to cancel his registration due to a schedule conflict. Note: Subsequent to the meeting, Commissioner PICO decided to also attend the conference and was registered by staff.
12. **Adjournment of Regular Meeting**

   After noting the two upcoming meetings, Chair Wieskamp adjourned the meeting at 3:35 p.m.

12. **Next Meetings**

   **Special Meeting**
   Friday, September 22, 2017 at 9 a.m. at the Martinelli Center located at 3585 Greenville Rd., Livermore

   **Regular Meeting**
   Thursday, November 9, 2017 at 2:00 p.m. at the regular meeting location in Dublin

Respectfully submitted,

Sandy Hou, Commission Clerk

These minutes were approved by the Commission on November 9, 2017.

Attest:

Mona Palacios, LAFCo Executive Officer