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 2:18, item 4)
   - **City Members:** John Marchand and Jerry Thorne
   - **Special District Members:** Ayn Wieskamp, Ralph Johnson, and alternate Georgean Vonheeder-Leopold
   - **Public Members:** Sblend Sblendorio and alternate Tom Pico

   **Not Present:** County Member Nate Miley, alternate County Member Wilma Chan, and alternate City Member David Haubert

   **Staff present:** Joni Pattillo, Interim Executive Officer; Theresa Rude, Analyst; Audrey Beaman, Legal Counsel; Nat Taylor, Planner; and Sandy Hou, Clerk

3. **CLOSED SESSION: Consideration of Appointment of Executive Officer**

   The Commissioners went into closed session in an adjoining conference room with the Interim Executive Officer and Legal Counsel to discuss the appointment of an Executive Officer. There was no report back from the closed session.

4. **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.

5. **Approval of Minutes**

   - **March 8, 2018 – Regular Meeting**

   Upon motion by Commissioner Sblendorio, second by Commissioner Thorne, the minutes of March 8, 2018 were unanimously approved.

   - **AYES:** 6 (Haggerty, Johnson, Marchand, Sblendorio, Thorne, Wieskamp)
   - **NOES:** 0
   - **ABSENT:** 1 (Miley)
   - **ABSTAIN:** 0

6. **Appointment of Public Member**

   It is noted that Commissioner Sblendorio absented the room during this item, returning at the conclusion of the vote.

   Upon request by Chair Wieskamp, the ad hoc selection committee members – Commissioners Haggerty, Marchand, and Wieskamp each offered brief comments concerning their recommendation that Sblend Sblendorio continue serving as the Public Member. They had interviewed two of the eight applicants, and felt that Commissioner Sblendorio, with his knowledge of LAFCo would be the best choice.
Upon motion by Commissioner Marchand, second by Commissioner Johnson, the Commission appointed Commissioner Sblendorio to continue serving as Public Member.

AYES: 4 (Haggerty, Johnson, Marchand, Thorne, Wieskamp)
NOES: 0
ABSENT: 1 (Miley)
ABSTAIN: 1 (Sblendorio)

7. Award Contract to Complete a Municipal Service Review (MSR) of Countywide Water, Wastewater, Flood Control and Storm Water Services

Analyst Theresa Rude summarized the written report that explained the selection and interview process that resulted in the interview committee’s recommendation. In response to Commissioner Sblendorio’s question if other LAFCos had done MSRs in a similar manner, she noted that this Commission itself actually had done the MSR by service type in its first round of MSRs (completed in 2008), with water-related reviews covered as part of Utility Services (Volume II of the initial MSRs).

Commissioner Johnson, who was a member of the ad hoc selection committee, commented that the Special Districts to be reviewed as part of this MSR will be happy with the expertise in planning, LAFCo and engineering that the recommended company, QK Inc., has.

Upon motion by Commissioner Marchand, second by Commissioner Thorne, the commission approved the recommendation of the ad hoc committee to enter into contract with QK Inc. (Steve Brandt, Principal –in-Charge; Fresno, CA).

AYES: 6 (Haggerty, Johnson, Marchand, Sblendorio, Thorne, Wieskamp)
NOES: 0
ABSENT: 1 (Miley)
ABSTAIN: 0

8. City of Pleasanton Out-of-Area Service Agreement: 622 Happy Valley Road - An application by the City of Pleasanton to provide sewer and water services to property located at Assessor Parcel Number 949-0008-003-06 at 622 Happy Valley Road in unincorporated Alameda County.

Interim Executive Officer Pattillo summarized the written report, noting the reasons that staff was recommending approval, while at the same time acknowledging the concerns the Commission has had about the lack of movement towards annexation of properties in the Happy Valley Area, especially given that so many properties receiving out-of-area services have signed pre-annexation agreements.

Public Comment
Chair Wieskamp opened the public hearing. Peter McDonald, representing the property owner, explained that the need for services was due to rebuilding a house that had burnt down in 2009 and recommended that the Commission approve the application. In response to a question from Commissioner Haggerty, he noted that there was currently a barn on the property and electricity.

Commission Comments/Discussion
Jenny Soo, staff from the City of Pleasanton, responded to Commissioner Haggerty’s inquiry that the minimum lot size allowed in this area is two acres, and that the subject plot is 3.25 with one building and meets the standard.

Referencing page 3 of the staff report, Commissioner Pico expressed a dislike of the wording of item i. of the City’s Pre-annexation Agreement that states that the owner will “agree to support any subsequent annexation initiative that may occur”, saying that it is important that it be clear that the property owner agrees to annex if an application for annexation is brought forward by the City – that they do not have a choice, but are required to vote yes.
City of Pleasanton Staff Larissa Seto pointed out that following item 1 of the pre-annexation agreement, subsection 2 has language to the effect that the property owner agrees to annex if requested, waives the right to protest, and understands that in the case of an annexation proposal, the owner’s vote is counted in favor of annexation. She confirmed that these pre-annexation agreements are recorded, so they are effective even if the property is sold.

Commissioner Sblendorio inquired about the mechanics of voting should an annexation proposal be brought forth that goes to a vote. He also asked what the total number of properties is in the Happy Valley Area and the total number of properties that have pre-annexation agreements. Staff responded that it would be researched and reported back to the Commission.

Motion and Vote
Commissioner Haggerty motioned to close the public hearing and to approve the proposal. Commissioner Marchand seconded. Motion passed.

AYES: 6 (Haggerty, Johnson, Marchand, Sblendorio, Thorne, Wieskamp)
NOES: 0
ABSENT: 1 (Miley)
ABSTAIN: 0

9. Proposed Adoption of Final Fiscal Year 2018-2019 Budget and Work Plan

Ms. Rude summarized the written report, noting two final adjustments to the proposed budget: 1) a $21,000 increase in the consultant line item to cover estimated contract costs for the Water, Wastewater, Storm water and flood Control Municipal Service Review, and 2) an offsetting increase in the use of the available fund balance.

Commissioner Comments/Questions
Responding to Commissioner Pico’s question, Ms. Rude clarified that, after deducting the $21,000, the Commission’s current fund balance is $700,000.

Public Comments:
Chair Wieskamp opened the public hearing. There were no comments from the public.

Motion and Vote
Commissioner Haggerty motioned to close the public hearing and approve the final budget and work plan for FY 2018-2019. Commissioner Thorne seconded and motion passed.

AYES: 6 (Haggerty, Johnson, Marchand, Sblendorio, Thorne, Wieskamp)
NOES: 0
ABSENT: 1 (Miley)
ABSTAIN: 0

10. Appointment of Alameda LAFCo Executive Officer

Ms. Pattillo highlighted the steps taken in the Executive Officer recruitment process, resulting in the ad hoc committee’s recommendation of Ms. Rachel Jones, currently the Interim Executive Officer of Marin LAFCo, to serve as Alameda LAFCo’s new Executive Officer. Ms. Pattillo said that finding an exceptional candidate to serve the Commission had been her number one priority as the Interim Executive Officer.

Ms. Jones was present at the meeting, and at the invitation of Ms. Pattillo, addressed the Commission. She provided information on her background and expressed that it would be her honor to work for Alameda LAFCo – especially given that she is a resident of Alameda County. She emphasized her enthusiasm towards helping the public become more aware of what LAFCo is and of the important work that LAFCo does.
Commissioner Haggerty, a member of the ad hoc selection committee (along with Commissioners Johnson and Vonheeder-Leopold) shared that Ms. Jones had interviewed exceptionally well, convincing him that she was the right choice for the position.

Motion and Vote
Upon motion by Commissioner Haggerty and second by Commissioner Johnson, the Commission accepted the recommendation of the ad hoc committee and appointed Rachel Jones to serve as the Alameda LAFCo Executive Officer.

AYES: 6 (Haggerty, Johnson, Marchand, Sblendorio, Thorne, Wieskamp)
NOES: 0
ABSENT: 1 (Miley)
ABSTAIN: 0

Following the approval of Ms. Jones, on behalf of the Commission, Chair Wieskamp presented a bouquet of flowers to Interim Executive Officer Joni Pattillo in appreciation for her efforts in recruiting a highly qualified candidate. Commissioner Johnson offered words of high praise for Ms. Pattillo for her accomplishment in moving the recruitment process along in such a short period of time.

Ms. Pattillo thanked the Commission for the flowers and expressed appreciation to LAFCo staff – Analyst Theresa Rude, Clerk Sandy Hou, Counsel Andrew Massey and Planner Nat Taylor – for their hard work and support during the past few months while she served as the Interim Executive Officer.

11. 2018-2020 Strategic Plan Activity Update

Ms. Pattillo explained that, in response to a request of the Commission at their March 2018 meeting, updates on the progress in implementing the goals and objectives of the 2018-2020 Strategic Plan would be a standing item on regular meeting agendas. Two goals identified for 2018, conducting a water-related Municipal Service Review (MSR) and having a consultant conduct a governance options study for the Commission, were shown to be related to two of the seven priority areas of the Plan. Ms. Pattillo noted that the consultant for the latter had provided an initial report to her of his study and that it would be presented to the Commission at the July meeting. The Commission might possibly want to have a more in-depth study done after that. Regarding the MSR, given that the Commission had just at this meeting approved a consultant to conduct the MSR, work on that project might not get undertaken until July or August.

12. Website Refresh

Ms. Pattillo showed the Commission a demo of the proposed new website for LAFCo being designed by the County’s IT department. It was being designed to be usable on mobile devices. The target date was to go live with the new website on May 18th. The new design met the approval of the Commission, along with some recommended changes:
- Commissioner page – have the Chair & Vice Chair on top and then the rest
- Agenda should be highly accessible – besides on the home page, have a link on the Commissioner page
- Mission statement should be easy to find
- Calendar should be easily navigated
- Develop a new logo

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

14. Informational Items
   a. Application/Project Update
   b. Commissioner with term ending in May 2018
      • Wilma Chan
         Note: The Board of Supervisors will make an appointment at their 5/22/18 meeting.
   c. Report on 2018 CALAFCO Staff Workshop

- 4 -
d. 2018 CALAFCO Annual Conference October 3 – 5, 2018 in Yosemite, Mariposa County

e. LAFCo staff will shortly be convening a meeting of the Independent Special Districts Selection Committee to elect representatives to the Redevelopment Agency (RDA) Countywide Oversight Board.

15. **Adjournment of Regular Meeting**

Chair Wieskamp adjourned the meeting at 3:08 p.m.

16. **Next Meetings**

**Policy & Budget Committee**

*Thursday, June 14, 2018 at 1:00 p.m. at the regular meeting location*

**Regular Meeting**

*Thursday, July 12, 2018 at 2:00 p.m. at the regular meeting location*

Respectfully submitted,

[Signature]

Sandy Hou, Commission Clerk

These minutes were approved by the Commission on July 12, 2018.

[Signature]

Rachel Jones

Executive Officer