



STANISLAUS LOCAL AGENCY FORMATION COMMISSION
MINUTES
September 22, 2021

1. CALL TO ORDER

Chair Bublak called the meeting to order at 6:00 p.m.

- A. Pledge of Allegiance to Flag. Chair Bublak led in the pledge of allegiance to the flag.
- B. Introduction of Commissioners and Staff. Chair Bublak led in the introduction of the Commissioners and Staff.

Commissioners Present: Amy Bublak, Chair, City Member
 Terry Withrow, Vice-Chair, County Member
 Vito Chiesa, County Member
 Bill Berryhill, Alternate Public Member

Commissioners Absent: Richard O'Brien, City Member
 Ken Lane, Public Member
 Mani Grewal, Alternate County Member
 Javier Lopez, Alternate City Member

Staff Present: Sara Lytle-Pinhey, Executive Officer
 Javier Camarena, Assistant Executive Officer
 Jennifer Vieira, Commission Clerk
 Robert J. Taro, LAFCO Counsel

2. PUBLIC COMMENT

Annabel D. Gammon, Karen Mitchell, Jennifer Whetstone, Dan Whetstone, Jami Aggers, Barney Aggers, Karen Gerber Conrotto, Kathy Spanel, Susan Wedegaertner, Matt Veneman, Denny Jackman and Fred Walton all spoke regarding their concerns about the Riverbank River Walk Specific Plan.

3. APPROVAL OF MINUTES

- A. Minutes of the July 28, 2021 Meeting.

Motion by Commissioner Chiesa, seconded by Commissioner Berryhill and carried with a 4-0 vote to approve the Minutes of the July 28, 2021 meeting by the following:

Ayes: Commissioners: Berryhill, Bublak, Chiesa and Withrow
 Noes: Commissioners: None
 Ineligible: Commissioners: None
 Absent: Commissioners: Grewal, Lane, Lopez and O'Brien
 Abstention: Commissioners: None

4. CORRESPONDENCE

A. Specific Correspondence.

None.

B. Informational Correspondence.

1. 2021 CALAFCO Quarterly – August 2021.

2. CALAFCO Annual Conference cancellation letter, September 7, 2021.

C. “In the News.”

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

6. CONSENT ITEMS

A. PROPOSED LAFCO MEETING CALENDAR FOR 2022

(Staff Recommendation: Accept the 2022 Meeting Calendar.)

Motion by Commissioner Chiesa, seconded by Commissioner Withrow, and carried with a 4-0 vote to accept the 2022 Meeting Calendar, by the following vote:

Ayes: Commissioners: Berryhill, Bublak, Chiesa and Withrow

Noes: Commissioners: None

Ineligible: Commissioners: None

Absent: Commissioners: Grewal, Lane, Lopez and O'Brien

Abstention: Commissioners: None

B. SELECTION OF AN INDEPENDENT AUDITOR FOR THE 3-YEAR AUDIT.

(Staff Recommendation: Authorize the Executive Office to Execute a Professional Services Agreement with an independent auditor for completion of a 3-year audit for fiscal years 2019 to 2021.)

Motion by Commissioner Chiesa, seconded by Commissioner Withrow, and carried with a 4-0 vote to authorize the Executive Office to Execute a Professional Services Agreement with an independent auditor for completion of a 3-year audit for fiscal years 2019 to 2021, by the following vote:

Ayes: Commissioners: Berryhill, Bublak, Chiesa and Withrow

Noes: Commissioners: None

Ineligible: Commissioners: None

Absent: Commissioners: Grewal, Lane, Lopez and O'Brien

Abstention: Commissioners: None

C. MUNICIPAL SERVICE REVIEW NO. 2021-02 AND SPHERE OF INFLUENCE UPDATE NO. 2021-03 – FOR THE COUNTY SERVICE AREAS:

The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the County Service Areas. This item is exempt from the

California Environmental Quality Act (CEQA) review pursuant to sections 15306 and 15061(b)(3). (Staff Recommendation: Approve the update and adopt Resolution No. 2021-14.)

Motion by Commissioner Chiesa, seconded by Commissioner Withrow, and carried with a 4-0 vote to approve the update and adopt Resolution No. 2021-14, by the following vote:

Ayes: Commissioners: Berryhill, Bublak, Chiesa and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: None
Absent: Commissioners: Grewal, Lane, Lopez and O'Brien
Abstention: Commissioners: None

7. PUBLIC HEARING

- A. **OUT-OF-BOUNDARY SERVICE APPLICATION: PRICE FORD & HONDA (CITY OF TURLOCK – SEWER & WATER SERVICE)**: The City of Turlock is requesting to extend sewer and water services outside its current City Limits to serve two car dealerships: the existing Price Ford and future Price Honda. The request will provide water for domestic, landscape irrigation and fire service uses and sanitary sewer service for the existing and future car dealerships. The site is located at 5200 & 5202 N. Golden State Boulevard. APNs: 045-053-038, -039. Pursuant to California Environmental Quality Act (CEQA), the Commission will consider the environmental determinations made by the County and City as part of this action. (Staff Recommendation: Adopt Resolution No. 2021-13, approving the application.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation of approving the application.

Chair Bublak opened the item up for Public Comment at 6:43 p.m.

There was none.

Chair Bublak closed the Public Hearing at 6:43 p.m.

Motion by Commissioner Chiesa, seconded by Commissioner Berryhill and carried with a 4-0 vote to adopt Resolution No. 2021-13, approving the application, by the following vote:

Ayes: Commissioners: Berryhill, Bublak, Chiesa and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: None
Absent: Commissioners: Grewal, Lane, Lopez and O'Brien
Abstention: Commissioners: None

8. OTHER BUSINESS

None.

9. COMMISSIONER COMMENTS

None.

10. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

None.

11. EXECUTIVE OFFICER'S REPORT

A. On the Horizon. The Executive Officer informed the Commission of the following:

- The annual CALAFCO Conference has been cancelled and we expect to receive information on virtual trainings.
- October's meeting will be considered tentative, as there are two pending applications that have not yet met the deadline.

12. ADJOURNMENT

A. Chair Bublak adjourned the meeting at 6:45 p.m.

NOT YET APPROVED

Sara Lytle-Pinhey, Executive Officer