



STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES May 28, 2025

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
Vito Chiesa, County Member
Sue Zwahlen, City Member
Bill O'Brien, Public Member
Charlie Goeken, Alternate City Member
Jami Aggers, Alternate Public Member

Commissioners Absent: Terry Withrow, Vice Chair, County Member
Mani Grewal, Alternate County Member

Staff Present: Sara Lytle-Pinhey, Executive Officer
Jennifer Vieira, Commission Clerk
Javier Camarena, Assistant Executive Officer
Shaun Wahid, LAFCO Counsel

2. PRESENTATION

- A. Welcome to new Commissioners Aggers and O'Brien.

Chair Bublak welcomed both Jami Aggers and Bill O'Brien to the Commission.

- B. Presentation of Plaques for Outgoing Commissioners Berryhill and Lane.

Chair Bublak noted that both former Commissioners were out of town and that staff will get their plaques to them or have them back at the next meeting.

3. PUBLIC COMMENT

Bianca Signorella, Oakdale resident, spoke regarding her concerns with the Sierra Pointe project. Milt Trieweiler spoke regarding sustainable growth and farmland protection.

4. CORRESPONDENCE

A. Specific Correspondence.

None.

B. Informational Correspondence.

1. Memo to Commission regarding Availability of Support Documents for Upcoming Project: Sierra Pointe Change of Organization to the City of Oakdale.
2. Email from Cecilie Smith, Diablo Grande resident/homeowner, dated May 14, 2025.

C. In the News

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

6. CONSENT ITEM

A. **MINUTES OF THE APRIL 23, 2025, LAFCO MEETING**

(Staff Recommendation: Accept the Minutes.)

Motion by Commissioner Chiesa, seconded by Commissioner Zwahlen, and carried with a 4-0 vote to approve the consent items, by the following vote:

<i>Ayes:</i>	<i>Commissioners: Bublak, Chiesa, O'Brien and Zwahlen</i>
<i>Noes:</i>	<i>Commissioners: None</i>
<i>Ineligible:</i>	<i>Commissioners: Aggers and Goeken</i>
<i>Absent:</i>	<i>Commissioners: Grewal and Withrow</i>
<i>Abstention:</i>	<i>Commissioners: None</i>

7. PUBLIC HEARINGS

A. **LAFCO APPLICATION NO. 2025-01 – MONTE VISTA COLLECTION CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA 24 (HIDEAWAY TERRACE)**

The Commission will consider a request to annex 19-acres to County Service Area (CSA) 24 for the storm drainage and landscaping of a future subdivision located on the north side of East Monte Vista Avenue, between North Waring Road and Lester Road in the Denair area. The annexation to CSA 24 will also include a sphere of influence amendment. (Staff Recommendation: Approve the proposal and adopt Resolution No. 2025-10.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation to approve the proposal.

Chair Bublak opened the Public Hearing at 6:11 p.m.

Milt Trieweller commented.

Chair Bublak closed the Public Hearing at 6:15 p.m.

Motion by Commissioner Chiesa, seconded by Commissioner Zwahlen, and carried with a 4-0 vote to approve the proposal, by the following vote:

Ayes: Commissioners: Bublak, Chiesa, O'Brien and Zwahlen
Noes: Commissioners: None
Ineligible: Commissioners: Aggers and Goeken
Absent: Commissioners: Grewal and Withrow
Abstention: Commissioners: None

- B. **FINAL LAFCO BUDGET FOR FISCAL YEAR (FY) 2025-2026.** The Commission will consider the adoption of the final LAFCO budget consistent with Government Code Sections 56380 and 56381. (Staff Recommendation: Approve the Final Budget and adopt Resolution No. 2025-09.)

Sara Lytle-Pinhey, Executive Officer, presented the item with a recommendation of approval.

Chair Bublak opened the item up for Public Comment at 6:18 p.m.

No one spoke.

Chair Bublak closed the Public Hearing at 6:18 p.m.

Motion by Commissioner Chiesa, seconded by Commissioner O'Brien and carried with a 4-0 vote to adopt Resolution No. 2025-09, by the following vote:

Ayes: Commissioners: Bublak, Chiesa, O'Brien and Zwahlen
Noes: Commissioners: None
Ineligible: Commissioners: Aggers and Goeken
Absent: Commissioners: Grewal and Withrow
Abstention: Commissioners: None

8. OTHER BUSINESS

None.

9. COMMISSIONER COMMENTS

Commissioner O'Brien asked Staff for information on the amount of irrigated lands in Stanislaus County.

Commissioner Aggers let the Commission know that she is also on the San Joaquin Valley Air Pollution District Committee and would like to give the Clerk the 2024 Annual Report to the Community to share with the Clerk of the Board.

10. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

None.

11. EXECUTIVE OFFICER'S REPORT

The Executive Officer informed the Commission of the following:

- Staff is monitoring the Western Hills Water District's challenges, as previously identified in a Municipal Service Review adopted in 2022. Staff will update the Commission as needed.
- There are no Public Hearings scheduled for June. Staff suggest canceling the June Meeting. The next meeting will be July 23, 2025.

12. CLOSED SESSION – PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957, a closed session will be held to consider the following item: Public Employee Performance Evaluation – Title: LAFCO Executive Officer

LAFCO Counsel announced the closed session, and it was opened for Public Comment. There were no comments, and the Commission recessed to Closed Session at 6:22 p.m.

The Commission reconvened at 6:33 p.m. Chair Bublak stated there was no reportable action.

13. ADJOURNMENT

A. Chair Bublak adjourned the meeting at 6:34 p.m.

DRAFT

Sara Lytle-Pinhey, Executive Officer