



# **STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES**

**October 22, 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  
Terry Withrow, Vice Chair, County Member  
Sue Zwahlen, City Member  
Bill O'Brien, Public Member  
Charlie Goeken, Alternate City Member  
Jami Aggers, Alternate Public Member

Commissioners Absent: Vito Chiesa, 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. PUBLIC COMMENT**

Milt Trieweler spoke regarding sustainable growth and farmland protection.

## **3. CORRESPONDENCE**

- A. Specific Correspondence.  
  
None.
- B. Informational Correspondence.  
  
None.
- C. In the News

## **4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS**

None.

## 5. CONSENT ITEMS

- A. **MINUTES OF THE AUGUST 27, 2025, LAFCO MEETING**  
(Staff Recommendation: Accept the Minutes.)
- B. **PROPOSED LAFCO MEETING CALENDAR 2026**  
(Staff Recommendation: Accept the 2026 Meeting Calendar.)
- C. **YEAR-END FINANCIAL REPORT FOR FY 2024-2025**  
(Staff Recommendation: Accept and file the report.)
- D. **LEGISLATIVE UPDATE**  
(Staff Recommendation: Accept the update.)

*Motion by Commissioner O'Brien, seconded by Commissioner Withrow, and carried with a 4-0 vote to approve the consent items, by the following vote:*

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

## 6. PUBLIC HEARING

- A. **LAFCO APPLICATION NO. 2025-04: FOUNDERS POINT EAST CHANGE OF ORGANIZATION TO THE CITY OF MODESTO:** A request by the City of Modesto to annex approximately 245 acres to accommodate residential and business park development. The proposed annexation area is located northeast of Pelandale Avenue and Tully Road, south of Kiernan Avenue (State Highway 219). The City, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act (CEQA), for the project. The City prepared an initial study and adopted a mitigated negative declaration. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the City as part of its action. (Staff Recommendation: Approve the application and adopt Resolution No. 2025-15.)

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

Chair Bublak opened the Public Hearing at 6:13 p.m.

Milt Trieweler, resident; Jessica Hill, representing the City of Modesto; and Dave Romano representing the landowners spoke.

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

*Motion by Commissioner Withrow, seconded by Commissioner O'Brien, and carried with a 4-0 vote to approve the proposal, by the following vote:*

<i>Ayes:</i>	<i>Commissioners: Bublak, O'Brien, Withrow and Zwahlen</i>
<i>Noes:</i>	<i>Commissioners: None</i>

*Ineligible:*      *Commissioners: Aggers and Goeken*  
*Absent:*        *Commissioners: Chiesa and Grewal*  
*Abstention:*   *Commissioners: None*

**7. OTHER BUSINESS**

None.

**8. COMMISSIONER COMMENTS**

None.

**9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON**

None.

**10. EXECUTIVE OFFICER'S REPORT**

The Executive Officer informed the Commission of the following:

- Staff conducted a Protest Hearing for the Sierra Pointe annexation to the City of Oakdale on September 18<sup>th</sup>. Less than 25% protest was received and Staff recorded the annexation.
- There are no Public Hearings scheduled for December. Staff recommends canceling the December meeting. The next meeting will be January 28, 2026.

**13. ADJOURNMENT**

A. Chair Bublak adjourned the meeting at 6:20 p.m.

**DRAFT**

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Sara Lytle-Pinhey, Executive Officer