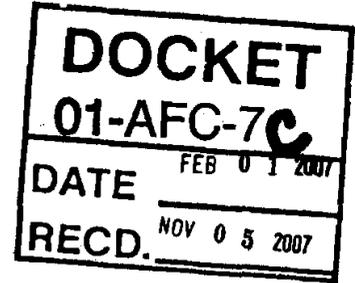


SUMMARY ACTION MINUTES  
ALAMEDA LOCAL AGENCY FORMATION COMMISSION  
SPECIAL MEETING

February 1, 2007



1. **Call to Order and Roll Call**

Chair Lockhart called the meeting to order at 4:32 p.m.

Roll was called. A quorum was present of the following Commissioners:

City Members: Janet Lockhart and Marshall Kamena

County Members: Gail Steele and Nate Miley

Special District Members: Jocelyn Combs, Katy Foulkes and alternate Herbert Crowle

Public Member: Sblend Sblendorio

Commissioners absent: Alternates Scott Haggerty (County), Jennifer Hosterman (City), and Linda Sheehan (Public)

Staff present: Crystal Hishida Graff, Executive Officer; Brian Washington, Legal Counsel; Mona Palacios, Analyst; Sandy Hou, Clerk; Barbara Graichen, Planner

2. **Mt. Eden Reorganization (Phase 1) Annexation of Territory to the City of Hayward and Corresponding Detachments from the Alameda County Library District and the Alameda County Fire Department**

Following the presentation of background information on this reorganization proposal by Staff, there was discussion among the Commission about the proposal that included the following:

- Eileen Dalton from the County Redevelopment Agency responded to questions from Commissioner Combs about the funding of infrastructure improvements.
- Commissioner Steele clarified that this proposal of the annexation of three unincorporated islands was step one. It would be followed within a year's time by another proposal to annex the remaining two unincorporated islands.
- Commissioner Steele spoke about issues regarding Mohrland Mutual Water Association and noted that agreement matters between the water association and the City of Hayward may be adequately addressed and resolved with the letter she had received from the City of Hayward just prior to the commencement of this Commission meeting today. (A copy of letter is attached to these minutes.)

Public Comments:

The following members of the public spoke about the proposal:

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- Juanita Gutierrez, Chairperson of the Mt. Eden Task Force, expressed her wishes that open space is maintained for public parks.
- Steve Malizia of Mohrland Mutual Water Association spoke on the Association's position regarding the proposed agreement with the City of Hayward regarding water issues following approval of Phase 1 and Phase 2 annexations. The proposed agreement involves transfer of Mohrland's distribution and land to the City of Hayward in exchange for the waiver of connection fees to the city's water system. Mr. Malizia stated that the Association's Board unanimously approved the proposed agreement and would be presenting the proposal to the membership for vote. (A copy of two letters from Mohrland's Board of Directors regarding this matter was provided to each Commissioner at this meeting and is attached to these minutes).
- Jesus Armas, Hayward City Manager, spoke at length about the efforts to move this proposal forward. He noted that one of the biggest hurdles in the project was how to provide for infrastructure with little or no cost to residents, and reported that proposed development by Dutra would provide a revenue stream to make that possible. He also noted that Phase 2 of the project – annexation of the remaining two islands – would occur within the year. He responded to questions from Commissioner Sblendorio regarding space for parks and funding for infrastructure during Phase 2.

Discussion:

Staff responded to questions from Commissioner Kamena regarding LAFCo's indemnification policies. Counsel noted that the policy is important to have, as it protects LAFCo from potential legal costs resulting from suits against it, and gave examples of such suits over the previous eight years.

Commissioner Steele responded to Commissioner Sblendorio's questions regarding adequate outreach to the public. She assured the Commission that an abundance of outreach had been done, that years had been spent working out all the details and bringing all the affected parties together to reach consensus. She expressed appreciation to the City for their efforts.

Commissioner Steele requested a five-minute break so that she could meet with the residents from the Mt. Eden area and representatives of the Mohrland Mutual Water Association who were present to show and discuss the letter received from the City of Hayward regarding the water agreement issues.

Break: There was a break from 5:10 to 5:15 p.m.

Following the break, Commissioner Steele thanked the Commission for allowing her the time to meet with the residents so that they could discuss the letter from the City of Hayward regarding water agreement issues. She expressed appreciation to the City for its cooperation in this matter and had high praise as well for the members of Mohrland.

Upon motion by Commissioner Steele and second by Commissioner Foulkes, the Commission unanimously approved the proposal and all related recommendations as noted in the Staff report.

3. **Matters Initiated by Members of the Commission** – There were none.
4. **Public Comment** – There was none.

**5. Informational Items**

- The “Ins” (and outs) of INCORPORATIONS – CALAFCO University presents a 2-day workshop on Incorporations, Thursday-Friday, February 22-23, 2007 at the CALAFCo Conference Center in Sacramento
- CALAFCO Staff Workshop, April 11-13, 2007 at Hyatt Newport Beach
- “LAFCo 101” Workshop – Preparations are underway

Staff pointed out that the Commissioners had been given information about item one – CALAFCO University’s workshop on incorporation – and informed them the same information was also available on the CALAFCO website (CALAFCO.org).

**6. Adjournment of Regular Meeting**

The meeting was adjourned at 5:19 p.m.

**7. Next Regular Meeting of the Commission**

**- Thursday, March 8, 2007 at 4:30 p.m.**

Note: The above minutes are a summary of actions. A taped recording of this meeting serves as the official record and is available upon request from the LAFCo office.

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