



**COMMISSIONERS**

Joshua Alpine  
Chair  
(Special District)

Anthony DeMattei  
(County)

Whitney Eklund  
Vice Chair  
(City)

Judy Friedman  
(Special District)

Cindy Gustafson  
(County)

Sean Lomen  
(City)

Susan Rohan  
(Public)

**ALTERNATE  
COMMISSIONERS**

Shanti Landon  
(County)

Cherri Spriggs  
(Public)

Scott Wilson  
(Special District)

Stephanie  
Youngblood  
(City)

**COUNSEL**

Michael Walker  
General Counsel

**STAFF**

Colette Santsche  
Interim Executive  
Officer

Amanda Ross  
Acting Assistant  
Executive Officer

Amy Engle  
Commission  
Clerk/Analyst

MINUTES OF THE  
LOCAL AGENCY FORMATION COMMISSION  
OF PLACER COUNTY

**Wednesday, November 5, 2025**

PLACER COUNTY ADMINISTRATIVE BUILDING  
BOARD OF SUPERVISORS' CHAMBERS  
AND VIA REMOTE CALL-IN

175 Fulweiler Avenue  
Auburn, CA 95603

1. CALL TO ORDER AND SALUTE TO THE FLAG

Chair Alpine opened the meeting and led the salute to the flag at 1:00 PM.

2. ROLL CALL

Present Commissioners: Joshua Alpine, Anthony DeMattei (left at 2:48 PM), Whitney Eklund, Judy Friedman (remote), Cindy Gustafson (left at 2:48 PM), Sean Lomen, and Susan Rohan

Present Alternate Commissioners: Cherri Spriggs and Scott Wilson

Absent: Alternate Commissioners Shanti Landon and Stephanie Youngblood

3. REPORTS FROM STAFF

A. CALAFCO Annual Conference Update and Mike Gotch Courage Award for Innovation

Acting Assistant Executive Officer Amanda Ross presented the Commission with the Mike Gotch Courage Award for Innovation, received at the 2025 CALAFCO Conference for the Placer LAFCO Strategic Plan 2024-28+.

Commissioners Eklund, Rohan, and Alternate Commissioner Wilson provided an overview of the conference sessions and key takeaways to the Commission.

B. Financial Audit Update

Commission Clerk/Analyst Amy Engle provided the Commission with an update to the financial audit process.

4. CHANGES AND APPROVAL OF THE AGENDA

There were no changes to the agenda

**ACTION:**

Commissioner Gustafson moved to approve the November 5, 2025, Agenda, second by Commissioner Lomen.

Motion passed unanimously. (7:0:0:0)

Yes: Alpine, DeMattei, Eklund, Friedman, Gustafson, Lomen, Rohan  
No: None  
Absent: None  
Abstain: None

5. PUBLIC COMMENTS

The following speakers provided public comments:

- Jennifer Wight of Placer County
- Terrence O’Hearn of Newcastle
- Terri Myers, Colfax Cemetery Patron

Commissioner Gustafson asked questions and received comments from Acting Assistant Executive Officer Amanda Ross and Interim Executive Officer Colette Santsche.

Chair Alpine provided comments.

6. CONSENT ITEMS

- A. Minutes from the meeting of October 8, 2025
- B. 2026 LAFCO Commission Meeting Schedule
- C. Working Out of Class Analyst Position Extension

Chair Alpine requested Commissioner comments.

Commissioner Rohan requested Item 6B be pulled for discussion.

Chair Alpine invited public comments. There were none.

**ACTION:**

Commissioner Lomen moved to approve consent items 6A and 6C, second by Commissioner Gustafson.

The motion passed unanimously. (7:0:0:0)

Yes: Alpine, DeMattei, Eklund, Friedman, Gustafson, Lomen, Rohan  
No: None  
Absent: None  
Abstain: None

**Item 6B: 2026 LAFCO COMMISSION MEETING SCHEDULE**

Chair Alpine invited discussion for item 6B.

Commissioner Rohan informed the Commission that the November 11, 2026, meeting date in the proposed 2026 schedule falls on Veteran's Day.

The Commission discussed the item.

Chair Alpine invited public comments. There were none.

**ACTION:**

Commissioner Rohan moved to approve Item 6B, the 2026 LAFCO Schedule as amended to exclude the November 11, 2026, date, with direction to staff to return with an alternate date. Motion seconded by Commissioner Lomen.

The motion passed unanimously. (7:0:0:0)

Yes: Alpine, DeMattei, Eklund, Friedman, Gustafson, Lomen, Rohan  
No: None  
Absent: None  
Abstain: None

## 7. CLOSED SESSION ATTENDANCE

The Commission will determine whether the alternate commissioners have an “essential role to play” in the following closed session items and thus may attend the closed sessions.

Chair Alpine requested a motion.

### **ACTION:**

Commissioner Rohan moved to approve the inclusion of the Alternate Commissioners in the November 5, 2025, closed session, second by Commissioner Gustafson.

The motion passed unanimously. (7:0:0:0)

Yes: Alpine, DeMattei, Eklund, Friedman, Gustafson, Lomen, Rohan  
No: None  
Absent: None  
Abstain: None

## 8. CLOSED SESSION

PUBLIC EMPLOYMENT (Gov. Code § 54954.5(e))

Title: Executive Officer

At 1:29 PM, the Commission recessed to closed session.

At 2:11 PM, the Commission reconvened from closed session.

There was no reportable action taken from closed session.

## 9. PUBLIC HEARING

### **Resolution 25-11**

A. **Placer LAFCO Policy Manual:** The Commission will review and consider adopting the Placer LAFCO Policy Manual—Policies, Standards, and Procedures, which contains all the policies organized into three sections with a table of contents.

Interim Executive Officer Colette Santsche provided the Commission with a presentation on the LAFCO Policy Manual highlighting the updates implemented, staff requested edits, and comments received since the October meeting.

Chair Alpine opened the item for public comments.

- Andy Sisk, Placer County Auditor-Controller, provided comments on Chapter 2 of the Policy Manual.
  - Commissioners Gustafson and Eklund provided comments.
- Sella Greenhouse of Placer County provided comments.
- Steve Teshara of Eastern Placer Futures provided comments via Zoom.

Chair Alpine invited Commissioner comments.

The Commission discussed Chapter 2 financial policies.

**ACTION:**

Commissioner Gustafson moved to approve resolution 25-11, which adopts the Placer LAFCO Policy Manual as presented, with direction to staff to return at a future meeting with proposed amendments regarding financial standards, seconded by Commissioner DeMattei.

The motion passed unanimously through roll call vote. (7:0:0:0)

Yes: Alpine, DeMattei, Eklund, Friedman, Gustafson, Lomen, Rohan  
No: None  
Absent: None  
Abstain: None

Commissioners DeMattei and Gustafson left the dais at 2:48 PM.

**10. BUSINESS ITEMS**

**Resolution 25-12**

- A. **LAFCO Project No. 2025-06 City of Auburn and 85 Lincoln Way Out-of-Agency Service Agreement:** The Commission will consider approving an out-of-agency service agreement authorizing the City of Auburn to provide wastewater services to 85 Lincoln Way. This project has been found categorically exempt from the California Environmental Quality Act (CEQA) by the City of Auburn pursuant to State CEQA Guidelines §§ 15303(d) and 15061(b)(3).

Commission Clerk/Analyst Amy Engle presented an overview of LAFCO Project No. 2025-06 and recommended approval of Resolution 25-12.

Chair Alpine invited Commissioner and public comments. There were none.

**ACTION:**

Commissioner Lomen moved to approve Resolution 25-12, approving the Out-of-Agency Service Agreement for the City of Auburn and 85 Lincoln Way, second by Commissioner Rohan.

The motion passed via roll call vote. (5:0:2:0)

Yes: Alpine, Eklund, Friedman, Lomen, Rohan

No: None

Absent: DeMattei, Gustafson

Abstain: None

- B. Executive Officer's Report: The interim Executive Officer will provide updates to ongoing projects.

Ms. Santsche provided the Commission with status updates to the workplan and applications, focusing on an expected incorporation application.

Chair Alpine invited Commissioner comments. There were none.

11. COMMISSIONER COMMENTS

There were no Commissioner comments.

12. ADJOURNMENT

**ACTION:**

Commissioner Lomen moved to adjourn the meeting at 2:51 PM, second by Commissioner Rohan.

The motion passed. (5:0:2:0)

Yes: Alpine, Eklund, Friedman, Lomen, Rohan

No: None


Absent: DeMattei, Gustafson

Abstain: None

The next Commission meeting is scheduled for Wednesday, December 10, 2025, at 4:00 PM.

A complete video recording of this meeting is posted to:  
<https://www.placerlafcoa.gov/lafco-meetings>

Submitted by:

  
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Amy Engle  
Commission Clerk/Analyst