



Solano County

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Minutes - Draft Board of Supervisors

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Tuesday, February 21, 2017

8:00 AM

Board of Supervisors Chambers

Special Meeting

CALL TO ORDER

The Solano County Board of Supervisors met on the 21st day of February 2017 in special session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 8:00 A.M. Present were Supervisors Brown, Hannigan, Spering, Thomson and Chair Vasquez. Chair Vasquez presided. Also present were County Administrator Birgitta E. Corsello and County Counsel Dennis Bunting.

ROLL CALL

Present 5 - John M. Vasquez, Erin Hannigan, Monica Brown, James P. Spering and Skip Thomson

CLOSED SESSION

The Solano County Board of Supervisors recessed to Closed Session at 8:01 A.M. to discuss the following matters:

1 [17-48](#)

Conference with Real Property Negotiators:

Property: 900-1000 Fairgrounds Drive, Vallejo (APN 0052-240-550 and 0052-240-560); Agency negotiators: Birgitta E. Corsello, County Administrator, Nancy Huston, Assistant County Administrator and Tom Sinclair; Negotiating parties: Todd Chapman, Darius Anderson and Jay Wallace; Under negotiation: Price and terms

Conference with Legal Counsel - Existing Litigation: Sherry Foster et al. v. County of Solano

Attachments: [A - Memorandum](#)
[Minute Order](#)

RECONVENE

This meeting of the Solano County Board of Supervisors reconvened at 9:12 A.M. All members were present and Chair Vasquez presided.

REPORT OF ACTION IN CLOSED SESSION (IF APPLICABLE)

County Counsel Dennis Bunting reported the following actions from Closed Session:

1) By a 5-0 vote, the Board of Supervisors authorized the County Counsel to enter into a legal services agreement with the firm of Renne Sloan Holtzman and Sakai to represent the County of Solano in the Sherry Foster litigation.

2) By a 5-0 vote, the Board of Supervisors authorized the County Administrator to execute the Fourth Amendment to the Exclusive Negotiating Rights Agreement with the Solano Community Development, LLC, which extends the term of the Agreement to June 27, 2017. The Agreement relates to the development of the Solano County Fairgrounds property in Vallejo, CA.

SALUTE TO THE FLAG AND A MOMENT OF SILENCE

This meeting of the Solano County Board of Supervisors continued with the Salute to the Flag and a Moment of Silence.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

There were no additions to or deletions from the Solano County Board of Supervisors' agenda for February 21, 2017.

APPROVAL OF THE AGENDA

On motion of Supervisor Hannigan, seconded by Supervisor Brown, the Board approved the agenda of the Solano County Board of Supervisors for February 21, 2017 as submitted. So ordered by 5-0 vote.

REGULAR CALENDAR

- 2 [17-129](#) Receive a report on the 2016 Facilities Condition Analysis related to County Facilities maintained by the General Services Department through 2026

Attachments: [A - County Owned Inventory](#)
 [B - List of County Properties Assessed by EMG](#)
 [C - Solano County Executive Summary Report](#)
 [D - Presentation](#)
 [Minute Order](#)

Assistant Director of General Services Kanon Artiche introduced the item and provided the Board with information on county-owned real estate, Facilities Operations/Capital Projects Management staffing, County investment in new and existing facilities,

Capital Projects Manager Mark Hummel provided the Board with an overview of the 2016 Facilities Condition Analysis (FCA).

EMG Corporation Senior Program Manager Matthew Anderson provided the Board with information on the process and methodology used in the FCA and the Facility Condition Index (FCI).

Mr. Hummel provided information on the FCA Summary Findings.

In response to a request from Supervisor Spering, Mr. Anderson explained the FCI in further detail.

In response to questions from Supervisor Spering, Mr. Hummel advised that the FCI ratings were qualitative and then continued to provide additional information on how the consultant, with input from staff, determined the remaining useful life of a building's components. He then provided information on the difference between future improvements required by updated codes in contrast with one-to-one replacement of existing components considered in the FCI and the criticalness of improvements to the function of the building, noting that improvements were prioritized.

Mr. Anderson noted that certain buildings and life safety system improvements were given a higher priority.

In response to comments from Supervisor Hannigan, Mr. Hummel provided information on current and planned activities for 701 Texas Street and the County parking lot located on Virginia Street adjacent to the Tuolumne Street County Campus in Vallejo.

Supervisor Hannigan commented on identification of the useful life of facilities and the need to look at removing properties that were not useful.

Mr. Artiche commented on staff recommendations for divestment of underperforming assets and noted that staff reviewed opportunities for investment and divestment of properties on an annual basis. He also provided information on staff's ongoing efforts to make informed decisions on the use of facilities so that services being provided at the facilities can meet public needs.

In response to questions from Supervisor Thomson, Mr. Hummel noted that the FCA was developed during the time that the scope of work was being created for work on the Rio Vista Memorial Veterans Hall and noted that the priority improvements needed would be addressed in the scope. He further noted that the FCA did include the hall.

Supervisor Thomson noted that the number of bidders on the work at the Hall was high and thanked staff for their work.

In response to a question from Supervisor Hannigan, Mr. Anderson noted that the County's parking lot in Vallejo was what made up the 2% of assets shown in the Very Poor rating.

County Administrator Birgitta Corsello commented on the purpose of the FCA, past funding restrictions for facility improvements, recent funding set aside for maintenance of buildings and noted that the decision on how much funding to set aside was part of annual budget hearings.

Supervisor Thomson commented on the importance of setting aside funds for maintenance needs.

Chair Vasquez invited members of the public to address the Board on this matter and the following comments were received:

A) Donald Tipton, unincorporated Vallejo, commented on funding sources for improvements, the value of facilities after ten years and the real estate staffing level.

B) George Guynn, Jr., Suisun City, commented on reducing the amount of real estate owned by the County, analysis of facilities and the real estate staffing level.

Ms. Corsello commented on real estate staffing and noted that the Real Estate Manager managed leased properties as well. She noted that the properties owned by the County also included large public spaces such as parks and the fairgrounds, in addition to campuses.

In response to a question from Supervisor Thomson, Mr. Hummel provided information on the proposed ongoing investments in improvements to maintain County facilities in good to fair condition and advised that staff would work with the County Administrator's Office to bring improvement recommendations back to the Board.

Ms. Corsello advised that recommendations would be provided at budget hearings and noted that the Capital Improvement Plan would also address this topic.

Mr. Artiche noted that the action for the item was only to receive a report and that staff would be bringing recommendations back to the Board at a future meeting.

On motion of Supervisor Thomson, seconded by Supervisor Hannigan, the Board of Supervisors received the Board 2016 Facilities Condition Analysis related to County Facilities maintained by the General Services Department through 2026. So ordered by 5-0 vote.

3 17-89

Conduct a public hearing to review and consider adopting the Updated Solano County 5-Year Capital Facilities Improvement Plan for Fiscal Years 2016/17 through 2020/21

Attachments: [A - Link to CIP Report FY2016/17 - FY2020/21](#)
[B - Budget Recommendation FY 2017-18](#)
[C - CIP Projects Status List](#)
[D - Presentation](#)
[Minute Order](#)

Chair Vasquez opened the public hearing.

Assistant Director of General Services Kanon Artiche introduced the item.

Capital Projects Manager Mark Hummel provided the Board with an overview of the 5-year Capital Facilities Improvement Plan (CIP).

In response to a question from Supervisor Spering, County Administrator Birgitta Corsello provided information on past recommendations and Board actions to put funds into deferred maintenance during budget hearings and advised that there was no formal policy for renewal of reserve and capital outlay funds.

Supervisor Spering suggested that staff bring forward a policy recommendation for funding maintenance programs.

Chair Vasquez invited members of the public to address the Board on this matter and the following comments were received:

A) George Guynn, Jr., Suisun City, commented on funding for future improvements and in support of using current funding as opposed to taxes.

Chair Vasquez closed the public hearing.

On motion of Supervisor Hannigan, seconded by Supervisor Brown, the Board adopted the updated Solano County 5-Year Capital Facilities Improvement Plan for Fiscal Years 2016/17 through 2020/21. So ordered by 5-0 vote.

Supervisor Spering asked whether there was a set of criteria used to evaluate what other uses a property might fit before it was recommended for disposal.

Ms. Corsello commented on past practices to determine whether a building met the need for County services.

Supervisor Spering requested that staff look at other uses for the building, such as non-profit use, before the property was recommended for disposal.

Adopted

4 **17-88**

Receive a presentation and accept the draft twenty-year master plan for three Solano County campuses in Fairfield thru 2035 and direct staff to evaluate financing options and environmental impacts for priority projects identified in the master plan

Attachments: [A - Executive Summary](#)
 [B - Presentation](#)
 [Minute Order](#)

Assistant Director of General Services Kanon Artiche introduced the item.

Dreyfuss and Blackford Architecture Partner and Project Director Courtney McLeod Golden provided the Board with an overview of the Master Plan for Three County Campuses in Fairfield.

In response to a question from Supervisor Hannigan, Ms. McLeod Golden provided information on why a 20 year approach was used for the master plan vision.

In response to a question from Chair Vasquez, Ms. McLeod Golden noted that the community was represented through stakeholder engagement with the City of Fairfield.

Supervisor Vasquez commented on expectations of the public.

Mr. Artiche advised that County departments engaged in the process worked with the public on a regular basis and that the public's needs were considered.

Ms. McLeod Golden continued to provide the overview of the Master Plan.

Supervisor Brown commented on the age population forecasts.

Ms. McLeod Golden continued to provide the overview of the Master Plan.

Ms. Corsello commented on programming growth calculations.

In response to questions from Supervisor Spering, Ms. Corsello noted that a lot of the projected programming growth was dependent on the need for personal contact for services provided by staff and that staff had looked at this projection closely to determine the staff levels. She then commented on the need to plan ahead.

Supervisor Spering advised that staffing levels should match population growth and not exceed it.

Supervisor Thomson commented on projected population growth and increases in Health and Social Services needs as the population grew. He then suggested that staff look at engaging with partners in health care to make sure services were being provided and to reduce staffing level gaps.

Supervisor Brown noted that millennials and baby boomers would require more services over the years and advised that this should be looked at in relation to service needs.

Supervisor Spering noted that the new generation of senior citizens were not as dependent on government services and were more technologically savvy. He advised that government needed to adapt to meet this demand.

Ms. McLeod Golden continued to provide the overview of the Master Plan. She then provided information on the Downtown Campus Plan.

In response to comments from Supervisor Thomson, Mr. Hummel advised that recommendations and strategies were being developed for the Downtown Campus relating to a draft hydrology study that had been completed and was being used as a resource document for an asset protection study that was in process. He noted that a combination of landscape barriers, temporary storage on site and asset protection methods were some of the strategies being looked at for this campus.

Ms. Corsello advised that closing the drainage ditch on the campus was not explored because it was not directly causing the flooding in the area. She noted that an earlier study by the courts did not provide a cost effective plan to resolve the flooding and advised that berming the lower areas of the campus would need to be done soon to protect the campus. She further noted that staff would be bringing this issue back to the Board in the summer.

Supervisor Spering commented on a need to make sure staff is monitoring what Suisun City would be doing on the property next to the campus that could have impacts on the campus.

Mr. Artiche provided information on staff activities and efforts to provide recommendations for solving the flooding issue.

In response to a question from Supervisor Thomson, Mr. Artiche noted that the County owned the court building that the judicial courts occupied and advised that there were transfer agreements in place for both parties to share costs for improvements.

Ms. McLeod Golden continued to provide information on the Downtown Campus Plan.

Supervisor Hannigan commented on the need to look at future transportation modes and future court buildings.

Ms. McLeod Golden advised that the projected court buildings were a long term projection.

In response to a question from Supervisor Hannigan, Ms. McLeod Golden commented on programming projections and noted that County services would be impacted on all three campuses in order to serve the growing population.

Supervisor Hannigan commented on demographics of cities and expansion of services in the future that would likely result from the changing demographics. She then commented on the need to look at hot spots for growth projections.

Ms. Corsello advised that the courts intended to centralize rather than expand into other locations and noted that staff's assumption was based on this information. She also noted that the courts were working on electronic automation of services to provide the public with a way to access services electronically.

Supervisor Brown commented on future proposed buildings for new public buildings in the green space next to the Old Courthouse.

Mr. Artiche noted that the County had been met its obligation for transfer agreements with land and parking associated with the courts and provided information on assumptions and sequencing used for proposal of the new buildings.

Ms. McLeod Golden provided information on the Solano Business Park Campus Plan.

Supervisor Hannigan commented on the identification of 2101 Courage Drive as an old hospital and thanked staff for the information.

Ms. McLeod Golden continued to provide information on the Solano Business Park Campus Plan.

In response to a question from Chair Vasquez, Mr. Artiche advised that a companion building was proposed for the Lab. He then noted that the plan was initially driven by bus transportation routes and pedestrian traffic needs.

In response to a question from Chair Vasquez, Ms. McLeod Golden provided information on the intent to move functions of 2101 Courage Drive into the proposed new companion building.

Mr. Artiche commented on addressing traffic flow needs in the plan to reduce pedestrian and vehicular conflicts at the campus.

In response to a question from Supervisor Spering, Ms. Corsello commented on staff's efforts to look at how the campus would address mental health and homeless programs in the future. She then noted that staff was now looking at who the partners in that effort would be and how to fund it.

Supervisor Spering commented on the need to use colored signs for way finding on campus to help individuals find the service they needed.

Ms. McLeod Golden provided information on the Claybank Campus Plan.

In response to a question from Supervisor Hannigan, Ms. McLeod Golden provided information on the old Nike Missile site.

Mr. Artiche advised that the old missile site had been cleaned up to meet environmental standards at the time the land was conveyed by the County and noted that there were underground missile silos that had to be considered when proposing development on the site.

Supervisor Spering commented on the old missile site bunkers and entranceway.

Ms. Corsello noted that the County owned an additional old missile site on the other side of Travis Air Force Base that was on grazing land.

Ms. McLeod Golden continued to provide information on the Claybank Campus Plan.

Supervisor Brown commented on the Fairfield-Suisun School District bus parking on the campus.

In response to a question from Supervisor Brown, Ms. Corsello noted that the lease agreement for the bus parking area had been renewed for a shorter term and advised that conversation still needed to occur on future bus parking.

Chair Vasquez invited members of the public to address the Board on this matter and the following comments were received:

A) Donald Tipton, unincorporated Vallejo, commented on unusable areas in the campus plans, maintenance of the ditch area on the Downtown Campus, staffing level needs and functionality of the County Administration Center's first floor parking structure spaces.

B) George Guynn, Jr., Suisun City, commented on use of 701 Texas Street and other vacant buildings, staffing level needs, the amount of population currently using County services and shifting services to private providers.

Ms. Corsello advised that staff was working through final phases of closing contaminated sites under 701 Texas Street. She noted that the building needed a considerable amount of repairs and that staff would be bringing recommendations back for Board consideration.

Ms. McLeod Golden advised approximately 25% of the County Administration Center building was unused but that this properly allowed for growth needs.

Ms. Corsello advised that staff would bring recommendations back to the Board regarding the space needs when they knew more about state funding impacts.

On motion of Supervisor Brown, seconded by Supervisor Thomson, the Board accepted the draft twenty-year master plan for three Solano County campuses in Fairfield thru 2035 and directed staff to evaluate financing options and environmental impacts for priority projects identified in the master plan. So ordered by 5-0 vote.

BOARD MEMBER COMMENTS AND REPORTS ON MEETINGS

Chair Vasquez invited members of the Board to make comments or reports on meetings. The following comments were received:

A. Supervisor Brown thanked staff for responding to fix the levee issue over the weekend on Thomasson Lane in Cordelia.

B. Supervisor Thomson noted that he had received calls that Collinsville was starting to flood and advised that he had asked the Director of Resource Management to have staff go out to look at a berm that could be causing the issue.

C. Supervisor Hannigan requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Melvin "Mel" David Nash, an active member of the Vallejo community.

D. Supervisor Hannigan requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Pelagia Michele LePage, an active member of the Vallejo community.

E. Supervisor Hannigan requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Florence Connolly, an active member of the Vallejo community.

F. Chair Vasquez requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Murphy Patrick McNeil, an active member of the Dixon community.

G. Chair Vasquez requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Mike Granado, Sr., an active member of the Elmira community.

ADJOURN:

This special meeting of the Solano County Board of Supervisors adjourned at 11:41 A.M. in memory of Melvin "Mel" David Nash, Pelagia Michele LePage, Florence Connolly, Murphy Patrick McNeil and Mike Granado, Sr. Next meeting of the Solano County Board of Supervisors will be March 7, 2017 at 8:30 A.M., Board Chambers, 675 Texas Street, Fairfield, California.

JOHN M. VASQUEZ, Chair
Solano County Board of Supervisors

BIRGITTA E. CORSELLO, Clerk
Solano County Board of Supervisors

By _____
Jeanette Neiger, Chief Deputy Clerk