



Solano County

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Minutes - Draft Board of Supervisors

*Erin Hannigan (Dist. 1) Chairwoman
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*Monica Brown (Dist. 2), Vice-Chair
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*James P. Spering (Dist. 3)
(707) 784-6136*

*John M. Vasquez (Dist. 4)
(707) 784-6129*

*Skip Thomson (Dist. 5)
(707) 784-6130*

Tuesday, August 6, 2019

8:30 AM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Board of Supervisors met on the 6th day of August, 2019 in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 8:30 A.M. Present were Supervisors Brown, Spering, Vasquez, Thomson and Chairwoman Hannigan. Chairwoman Hannigan presided. Also present were County Administrator Birgitta E. Corsello and County Counsel Bernadette Curry.

ROLL CALL

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

CLOSED SESSION

The Solano County Board of Supervisors recessed to Closed Session at 8:31 A.M. to discuss the following matters:

- 1 [19-591](#) Conference with Real Property Negotiators: Property: APN: 057-165-005, 1500 Solano Avenue, Vallejo, California; Agency negotiators: Birgitta E. Corsello, County Administrator, Nancy Huston, Assistant County Administrator, Megan Greve, General Services Director, and Dave Daly, Interim Assistant General Services Director; Negotiating party: Debbie Peralez, Child Start, Inc.; Under negotiation: Price and terms

Conference with Labor Negotiators: Solano County representatives: Marc Fox, Jeannine Seher, Mark Love, Georgia Cochran, Birgitta E. Corsello, and Nancy Huston. Employee organizations: Teamsters, Local 150 for Unit 1 (Attorneys); SEIU Local 1021 for Unit 2 (Nurses), Unit 5 (Health and Welfare Employees), Unit 7 (Regulatory, Technical and General Services Employees), Unit 8 (General Services Supervisors), Unit 9 (Clerical Employees) and Units 82, 87, 89, and 90 (Extra Help Employees); Solano

County Deputy Sheriff's Association for Unit 3 (Law Enforcement Employees) and Unit 4 (Law Enforcement Supervisors); Public Employees Union, Local One for Unit 6 (Health and Welfare Supervisors) and Unit 16 (Mid-Management Employees); Stationary Engineers, Local 39 for Unit 10 (Skilled Craft and Service Maintenance Employees); Union of American Physicians and Dentists for Unit 11 (Physicians, Dentists and Psychiatrists); Solano County Probation Peace Officer Association for Unit 12 (Probation Employees) and Unit 15 (Probation Supervisors); Solano County Sheriff's Custody Association for Unit 13 (Correctional Officers); Teamsters, Local 856 for Unit 14 (Correctional Supervisors); Solano County Law Enforcement Management Association for Unit 17 (Law Enforcement Management) and Unit 18 (Sheriff's Office Management); Professional and Technical Engineers, Local 21 for Unit 19 (Executive and Senior Management); Unit 60 Legislative Group; Unit 61 (unrepresented Executive Management Employees), Unit 62 (unrepresented Senior Management Employees) and Unit 30 (Confidential Employees)

Conference with Legal Counsel: Existing Litigation: County of Solano v. Dept. of Water Resources, et al.

Attachments: [A - Memorandum](#)

RECONVENE

This meeting of the Solano County Board of Supervisors reconvened at 9:05 A.M. All members were present and Chairwoman Hannigan presided.

REPORT OF ACTION IN CLOSED SESSION (IF APPLICABLE)

County Counsel Bernadette Curry advised that there were no reports from Closed Session.

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.

PRESENTATIONS

- 2 [19-529](#) Adopt and present a resolution and plaque of appreciation honoring Correctional Officer Richard Duncan upon his retirement from the Sheriff's Office with over 28 years of dedicated public service to Solano County (Supervisor Thomson)

Attachments: [A - Resolution](#)
 [Adopted Resolution](#)
 [Minute Order](#)

On motion of Supervisor Thomson, seconded by Supervisor Sperring, the Board adopted and presented Resolution No. 2019-154 honoring Correctional Officer Richard Duncan upon his retirement from the Sheriff's Office with over 28 years of dedicated public service to Solano County. So ordered by 5-0 vote. (See Resolution Book)

Enactment No: Resolution 2019-154

- 3 [19-588](#) Adopt and present a resolution and plaque of appreciation recognizing Sabine Goerke-Shrode, District 3 Board of Supervisors Aide, for nearly 15 years of distinguished service to Solano County and its residents (Supervisor Sperring)

Attachments: [A - Resolution](#)
 [Adopted Resolution](#)
 [Minute Order](#)

On motion of Supervisor Sperring, seconded by Supervisor Thomson, the Board adopted and presented Resolution No. 2019-155 recognizing Sabine Goerke-Shrode, District 3 Board of Supervisors Aide, for nearly 15 years of distinguished service to Solano County and its residents. So ordered by 5-0 vote. (See Resolution Book)

Enactment No: Resolution 2019-155

ITEMS FROM THE PUBLIC

Chairwoman Hannigan invited members of the public to address the Board on matters not listed on the agenda but within the subject matter jurisdiction of the Board. There was no public comment.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

There were no additions to or deletions from the Solano County Board of Supervisors' agenda for August 6, 2019.

APPROVAL OF THE AGENDA

On motion of Supervisor Vasquez, seconded by Supervisor Brown, the Board approved the agenda of the Solano County Board of Supervisors for August 6, 2019 as submitted. So ordered by 5-0 vote.

PUBLIC COMMENT ON CONSENT CALENDAR

Chairwoman Hannigan invited members of the public to address the Board on items listed on the Consent Calendar. There was no public comment.

APPROVAL OF THE CONSENT CALENDAR

On motion of Supervisor Vasquez, seconded by Supervisor Brown, the Board approved the following Consent Calendar items by 5-0 vote.

CONSENT CALENDAR

- 4 [19-602](#) Approve the minutes of the Solano County Board of Supervisors meetings of June 4 and June 11, 2019
- Attachments:* [A - Minutes - June 4, 2019](#)
 [B - Minutes - June 11, 2019](#)
 [Approved Minutes - June 4, 2019](#)
 [Approved Minutes - June 11, 2019](#)
 [Minute Order](#)
- Approved**
- 5 [19-603](#) Authorize the Auditor-Controller to re-budget in FY2019/20 the non-county contribution of \$197,500 to fund the community health clinics' primary care services to uninsured clients, funded by excess fund balance, as part of the year end closeout process for FY2018/19
- Attachments:* [Minute Order](#)
- Approved**
- 6 [19-589](#) Accept the Auditor-Controller's Internal Control Review of the Collections Process of the Public Facilities Fees
- Attachments:* [A - Audit Report](#)
 [B - Memoranda to Cities](#)
 [Minute Order](#)
- Accepted**

- 7 [19-575](#) Accept the Solano County Treasurer's Quarterly Report for the period of April 1, 2019 through June 30, 2019

Attachments: [A - Letter to the Board](#)
 [B - Statement of Compliance](#)
 [C - Treasury Portfolio](#)
 [D - Balance Sheet and Income Statement](#)
 [E - Yield Curve](#)
 [Minute Order](#)

Accepted

- 8 [19-583](#) Approve an Appropriate Transfer Request (ATR) of \$100,000 to recognize unanticipated revenue for FY2019/20 from the Syar Foundation for tenant improvements, including appropriations of \$15,568 for fixed assets, at the First 5 Center in Vallejo (4/5 vote required)

Attachments: [Minute Order](#)

Approved

MISCELLANEOUS ITEMS

- 9 [19-582](#) Approve the reappointment of Tom Monk to the Dixon Fire Protection District Board of Directors, representing District 4, for a term to expire March 1, 2020

Attachments: [Minute Order](#)

Approved

- 10 [19-584](#) Approve the appointment of Milton F. Steck to the Vacaville-Elmira Cemetery District Board of Trustees representing District 4 for a term to expire January 4, 2021

Attachments: [Minute Order](#)

Approved

- 11 [19-579](#) Approve the reappointments of Richard Hoar and Pat Negroni to the Dixon Fire Protection District, representing District 5, for a term to expire March 1, 2021

Attachments: [Minute Order](#)

Approved

REGULAR CALENDAR

- 12 [19-539](#) (Continued from the July 23, 2019 meeting) Receive and consider the report on the Nexus Analysis for Solano County Public Facilities Fee Update; Conduct public hearing regarding the proposed Public Facilities Fee; and Adopt a resolution establishing modified Public Facilities Fee amounts effective October 6, 2019

Attachments: [A - Article X. Public Facilities Fees](#)
 [B1 - Recommended Fee Memo](#)
 [B2 - Nexus Analysis for Public Facilities Fee Update](#)
 [C - STA Memo](#)
 [D - Resolution](#)
 [E - Public Hearing Notices](#)
 [F - Accessory Dwelling Unit \(ADU\) Information](#)
 [G - Minute Order - July 23, 2019](#)
 [Minute Order](#)
 [Adopted Resolution](#)
 [Minute Order](#)

Budget Officer Ian Goldberg introduced the item.

Economic & Planning Systems, Inc. (EPS) Principal Ashleigh Kanat provided an overview of the item, including information on fees for Accessory Dwelling Units (ADUs).

In response to a question from Supervisor Vasquez, Mr. Goldberg advised that there were no ADU permits in the cities of Rio Vista or Dixon. Ms. Kanat noted that 40% of the permits were in unincorporated County areas.

In response to comments and questions from Chairwoman Hannigan, Mr. Goldberg advised that the County had standards in place that met law requirements for ADU sizes. Director of Resource Management Bill Emlen provided information on ADU standards for the County. He advised that the State was looking at changes to ADU standards as well.

Chairwoman Hannigan commented on water meters to support installed ADUs.

County Building Official Saeed Iravani provided information on state ADU laws that required utility connections for ADUs to be waived by cities.

Chairwoman Hannigan 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 concerns with the ADUs, accountability of funds when being moved, information needed in the report in regard to fire districts, the variation of fees between cities, impact fees going to fire districts, variations in ADU fees and money for

infrastructure needs for fire districts.

Mr. Goldberg advised that there was a separate Fire Impact Fee that provided funding for fire districts. He advised that he would follow up on Mr. Tipton's comments with him.

Chairwoman Hannigan commented on work being done by the state and other agencies like Solano Transportation Authority on housing and reducing commutes and recommended that the County wait to see what the other cities would be doing before putting something in place for ADUs.

Mr. Goldberg advised that the annual report would be brought to the Board in December and noted that this annual report would answer many of Mr. Tipton's questions.

Chairwoman Hannigan commented on ADUs being important in situations where they were needed for housing. She asked that staff address ADUs in a focused manner in regard to what was happening in the cities moving forward. Mr. Goldberg advised that he would bring information back in December.

Supervisor Thomson commented in support of seeing what the cities were doing for their ADUs as well. He commented on the need to look at how to incentivize someone to build ADUs that were rentable at affordable prices.

Supervisor Brown commented on the need for the County to partner with cities to build affordable housing below market rate for low income families, seniors and veterans. She then commented on \$1.6 Million under Reserve for Housing in the FY2019/20 Adopted Budget set aside to address certain needs, noting that the County had spent \$400,000 of this funding so far. She noted that the County Administrator was anticipating using some of the reserve funds as local matching funds to state funding proposed in the Governor's budget to be used in partnership with the cities to address housing needs. She then requested that an upcoming Board agenda include a report on how the County could access this funding and work with affordable housing developers to address the housing crisis in this county.

County Administrator Birgitta Corsello provided information on recent discussions with the cities of Fairfield and Vacaville concerning housing projects and noted that she would reach out to the City Managers and bring something back to the Board in the future about this.

Supervisor Vasquez noted that the reserve funding would not provide a lot of money to seven cities. He then commented that the County would never be in a position to provide housing. He then noted that fees were already reduced but not indexed in the past and that this should be looked at in the future. He then commented on impacts on County services and advised that no one was collecting what was really needed to provide the level of service that the community expected.

Chairwoman Hannigan closed the public hearing.

Supervisor Spering commented on supply and demand of rental housing and advised that there needed to be something that incentivized the building of affordable ADUs. He then commented on an affordable housing project being built around the new train station and noted that there was access funding that was needed that would be a good investment for the County. He noted that there were many other opportunities for affordable housing projects around the county and advised that there was a need to figure out how to subsidize to make it affordable for the developer.

On motion of Chairwoman Hannigan, seconded by Supervisor Spering, the Board received the report on the Nexus Analysis for Solano County Public Facilities Fee Update; Conducted a public hearing regarding the proposed Public Facilities Fee; and Adopted Resolution No. 2019-156 establishing modified Public Facilities Fee amounts effective October 6, 2019. So ordered by 5-0 vote. (see Resolution Book)

Chairwoman Hannigan requested that staff keep track of ADUs numbers moving forward.

Supervisor Spering commented on septic system requirements when expanding square footage on small units. He noted that this discouraged affordable housing and advised that he had asked that staff look into this.

Adopted

Enactment No: Resolution 2019-156

BOARD MEMBER COMMENTS AND REPORTS ON MEETINGS

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

A. Supervisor Brown commented on a recent Oakland A's baseball game that retired Solano County Deputy Sheriff Carlos Pereda provided the opening pitch for.

B. Supervisor Brown requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Megan Lopez, an active member of the Vallejo community.

C. Supervisor Thomson commented on a recent groundbreaking ceremony for veteran housing in Rio Vista and the work of the veterans group there.

D. Supervisor Vasquez requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Beverly Ann Burd-King, an active member of the Fairfield community.

E. Supervisor Spering requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Raymond "Ding" DeGracia, a former Chief of Police for Fairfield.

F. Chairwoman Hannigan requested that this meeting of the Solano County

Board of Supervisors be adjourned in memory of Robert Josef Samuel "Bobby" Hilton, an active member of the Vallejo community.

G. Chairwoman Hannigan requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Bobbie Loyal "Bob" McCaskey, an active member of the Vallejo community.

H. Chairwoman Hannigan requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of James Francis Grant, an active member of the Vallejo community.

ADJOURN:

This meeting of the Solano County Board of Supervisors adjourned at 10:16 A.M. in memory of Megan Lopez, Beverly Ann Burd-King, Raymond "Ding" DeGracia, Robert Josef Samuel "Bobby" Hilton, Bobbie Loyal "Bob" McCaskey and James Francis Grant. Next meeting of the Solano County Board of Supervisors will be August 13, 2019 at 8:30 A.M., Board Chambers, 675 Texas Street, Fairfield, California.

ERIN HANNIGAN, Chairwoman
Solano County Board of Supervisors

BIRGITTA E. CORSELLO, Clerk
Solano County Board of Supervisors

By _____
Jeanette Neiger, Chief Deputy Clerk