

Minutes - Draft

Solano Consolidated Oversight Board

Thursday, August 8, 2019

9:00 AM

Board of Supervisors Chambers

CALL TO ORDER

The Solano Consolidated Oversight Board met on the 8th day of August, 2019 in regular session in the Board Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 9:00 A.M.

ROLL CALL

Present were Board Members Rob Diamond, Ron Kott (Alternate), Skip Thomson (Alternate), H Lee Tedder, Tommy Welch and Jerry Wilkerson. Board Members Bob Sampayan, George Shimboff and Jim Spering were excused. Also present were Auditor-Controller Phyllis Taynton, Deputy Auditor-Controller Rosemary Bettencourt and County Counsel Bernadette Curry.

PLEDGE OF ALLEGIANCE

This meeting of the Solano Consolidated Oversight Board continued with the Pledge of Allegiance.

PUBLIC COMMENT

Vice-Chairperson Welch 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 were no public comments.

ADDITIONS/DELETIONS TO THE AGENDA

There were no additions to or deletions from the Solano Consolidated Oversight Board agenda for August 8, 2019.

APPROVAL OF THE AGENDA

On motion of Board Member Tedder, seconded by Board Member Kott, the Board approved the agenda of the Solano Consolidated Oversight Board for August 8, 2019 as submitted. So ordered by 6-0 vote.

PUBLIC COMMENT ON CONSENT CALENDAR

Vice-Chairperson Welch invited members of the public to address the Board on matters listed on the Consent Calendar. There were no public comments.

APPROVAL OF THE CONSENT CALENDAR

On motion of Board Member Tedder, seconded by Board Member Diamond, the Board approved the following Consent Calendar items by 4-0 vote. Board Members Kott and Thomson abstained from voting as they were not present for the April 11, 2019 Board meeting.

CONSENT CALENDAR

1 [COB 19-15](#)

Approve the minutes of the Solano Consolidated Oversight Board meeting of April 11, 2019

Attachments: [A - Minutes - April 11, 2019](#)
 [Minute Order](#)

Approved

REGULAR CALENDAR

2 [COB 19-16](#)

Consider adopting a resolution approving the Sixth Amendment to the Disposition and Development Agreement for Green Valley Corporate Park

Attachments: [A - DDA Sixth Amendment](#)
 [B - Resolution](#)
 [C - Presentation](#)
 [Adopted Resolution 2019-7](#)
 [Minute Order](#)

City of Fairfield Senior Economic Development Project Manager Jorge Barrera provided an overview of the item.

In response to questions and comments from Board Member Wilkerson, Mr. Barrera provided information on the parcels and noted that the language in the Disposition and Development Agreement would apply to the remaining lots. He advised that the proposed amendment addressed the terms of land use designation and elimination of the construction condition on one particular property.

In response to a question from Board Member Wilkerson, Mr. Barrera noted that appraisals had been done on the past on previously disposed of properties and that the value of the property would be based on a future appraisal.

In response to a question from Board Member Thomson, Mr. Barrera noted that there were two parcels combined on the corner lot that made the total 13.31 acres. He advised that a few numbers had been missing in the APNs on the documents that had been resolved.

In response to a question from Board Member Tedder, Mr. Barrera noted that the matter had not been presented to the Solano Local Agency Formation Commission as it was presented to the City of Fairfield Successor Agency and would be submitted to the Department of Finance for final review and approval.

County Counsel Bernadette Curry advised that the matter was not subject to LAFCO approval. She noted that the matter was a zoning change within the city boundary and sphere of influence.

Mr. Barrera advised that any zoning change would require planning commission and city council approval. He noted that there was no specific zoning change resulting from this item before the Board and that the item was just allowing for the request to be made.

Board Member Wilkerson noted correspondence received from the public that listed concerns about the item.

Mr. Barrera advised that the first two items in the correspondence had been covered in the presentation, specifically the APN numbers had been corrected and that there was no intention to sell the property for less than fair market value.

In response to a question from Board Member Wilkerson, Mr. Barrera noted that the 13.31 acres had a condition in which there was a requirement to build 20,000 acres of commercial retail space. He advised that this condition did not apply to the remaining parcels.

Vice-Chairperson Welch noted that the proposed amendment would bring the property in line with the other properties.

Mr. Barrera advised that the amendment also allowed for the ability to market and expedite the disposition of the property.

On motion of Board Member Kott, seconded by Board Member Tedder, the Board adopted Resolution No. 2019 - 7 approving the Sixth Amendment to the Disposition and Development Agreement for Green Valley Corporate Park. Board Member Wilkerson voted no. So ordered by 5-1 vote.

Enactment No: Resolution No. 2019-7

3 **COB 19-14**

Consider adopting the amended Bylaws of the Solano Consolidated Oversight Board

Attachments: [A - Current Bylaws](#)
 [B - Proposed Amendment to Bylaws](#)
 [Adopted Bylaws](#)
 [Minute Order](#)

There were no Board Member or public comments on this item.

On motion of Board Member Diamond, seconded by Board Member Kott, the Board adopted the amended Bylaws of the Solano Consolidated Oversight Board. So ordered by 6-0 vote.

ADJOURNMENT:

This meeting of the Solano Consolidated Oversight Board adjourned at 9:20 A.M. Next meeting of the Solano Consolidated Oversight Board will be September 12, 2019 at 9:00 A.M., Board Chambers, 675 Texas Street, Fairfield, California.

TOMMY WELCH, Vice-Chairperson
Solano Consolidated Oversight Board

ATTEST:

By _____
Jeanette Neiger, Secretary