



Solano County

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Minutes - Final Board of Supervisors

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Tuesday, June 11, 2013

8:30 AM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Board of Supervisors met on the 11th day of June 2013 in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 8:31 a.m. Present were Supervisors Hannigan, Spering, Thomson, Vasquez and Chair Seifert. Chair Seifert presided. Also present were County Administrator Birgitta E. Corsello and County Counsel Dennis Bunting.

ROLL CALL

Present 5 - Linda J. Seifert, James P. Spering, John M. Vasquez, Erin Hannigan and Skip Thomson

CLOSED SESSION

The Solano County Board of Supervisors recessed to Closed Session at 8:32 a.m. to discuss the following matters:

- 1 [13-0490](#) Conference with Labor Negotiators:
Solano County representatives: Marc Fox, Charmie Junn, Darrell Murray, and Fran Buchanan
Employee organizations: SEIU Local 1021 for Unit 2 (Nurses), Unit 5 (Health and Welfare Employees), Unit 7 (Regulatory, Technical & General Services Employees), Unit 8 (General Services Supervisors), Unit 9 (Clerical Employees) and Units 82, 87, 89, and 90 (Extra Help Employees); Teamsters, Local 150 for Unit 1 (Attorneys); Solano County Deputy Sheriff's Association for Unit 3 (Law Enforcement Employees) and Unit 4 (Law Enforcement Supervisors); Public Employees Union, Local 1 for Unit 6 (Health and Welfare Supervisors) and Unit 16 (Mid-Management Employees); Stationary Engineers, Local 39 for Unit 10 (Skilled Craft & Service Maintenance Employees); Union of American Physicians & Dentists for Unit 11 (Psychiatrists, Physicians & Dentists); Solano 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); 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 Managers); and Unrepresented employees of Unit 30 (Confidential), Unit 61 (Executive Management), Unit 62 (Senior Management) and Unit 00 (Unclassified Employees)

Conference with Labor Negotiators:
In-Home Supportive Services Public Authority representatives: Bruce Heid and Marc Fox
Employee organization: SEIU Local 6434, In Home Support Services Unit

Attachments: [A - Memorandum](#)

RECONVENE - 9:00 a.m.

This meeting of the Solano County Board of Supervisors reconvened at 9:00 a.m. All members were present and Chair Seifert presided.

REPORT OF ACTION IN CLOSED SESSION

County Counsel Dennis Bunting noted 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 [13-0486](#) Receive a presentation from the Probation Department on the selection of Theresa "Tess" Icatar for "Employee of the Month Parking" for June 2013
- Received
- 3 [13-0474](#) Adopt a resolution recognizing the month of June 2013 as "Child Safety Month" in Solano County, to promote and endorse activities that help ensure the safety and security of children and youth across Solano County (Supervisor Thomson)

Attachments: [A - Resolution](#)

On motion of Supervisor Thomson, seconded by Supervisor Hannigan, the Board adopted and presented Resolution No. 2013-107 recognizing the month of June 2013 as "Child Safety Month" in Solano County, to promote and

endorse activities that help ensure the safety and security of children and youth across Solano County. So ordered by 5-0 vote. (see Resolution Book)

Enactment No: Resolution 13-107

- 4 [13-0492](#) Adopt and present a resolution honoring Kimberley Thomas on her retirement after 19 years of dedicated service as Executive Director, Children's Network of Solano County (Chair Seifert)

Attachments: [A - Resolution](#)

On motion of Supervisor Thomson, seconded by Supervisor Sperring, the Board adopted and presented Resolution No. 2013-106 honoring Kimberley Thomas on her retirement after 19 years of dedicated service as Executive Director, Children's Network of Solano County. So ordered by 5-0 vote. (see Resolution Book)

Enactment No: Resolution 13-106

ITEMS FROM THE PUBLIC

Chair Seifert 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. The following comments were received:

A. Alvina Sheeley, Fairfield, informed the Board of the U.S. House of Representative's proclamation in support of Williams Syndrome Awareness Month and the Williams Syndrome Association's efforts to bring awareness to the public regarding this rare genetic condition.

B. Donald Tipton, unincorporated Vallejo, questioned the County's policy for purchasing furniture and computer needs and what purchases required action by the Board of Supervisors. Mr. Tipton requested that there be representation by a member of the unincorporated area of Vallejo to the Vallejo Sanitation and Flood Control District, Greater Vallejo Recreation District, Solano County Planning Commission, and East Vallejo Fire Protection District.

Auditor-Controller Simona Padilla-Scholtens noted that she met with Mr. Tipton and addressed his inquires regarding budget adjustments and directed him to the budget policy listed in the budget document which specified the process and requirements for changes to the Adopted Budget.

C. Rochelle Sherlock, Senior Coalition, informed the Board that June 15, 2013 was World Elder Abuse Awareness Day and that elder abuse and neglect were issues that needed attention.

D. George Guynn, Jr., Suisun City, felt that members of the public should not be limited to three minutes to address their concerns.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

There were no additions to or deletions from the Solano County Board of Supervisors' agenda for June 11, 2013.

APPROVAL OF THE AGENDA

On motion of Supervisor Vasquez, seconded by Supervisor Hannigan, the Board approved the agenda for the Board of Supervisors' meeting of June 11, 2013 with the following amendment:

Item 6 - Resolution to amend Article 5, Impasse Procedures, of the Employer-Employee Relations Rules and Regulations was removed from the Consent Calendar.

So ordered by 5-0 vote.

PUBLIC COMMENT ON CONSENT CALENDAR

Chair Seifert invited members of the public to address the Board on items listed on the Consent Calendar. The following comments were received:

A. George Guynn, Jr., Suisun City, expressed concern regarding appropriation limits and felt that the levels should be reduced. Mr. Guynn noted that he felt that there should be an analysis of the cost of operating the County's Cogeneration Plan versus the savings being realized.

B. Donald Tipton, unincorporated Vallejo, expressed concern regarding appropriation limits for the East Vallejo Fire Protection District and the Lighting District and the location of the area that contributed the funds and the area that received the funds. Mr. Tipton noted that the appropriation limits listed in the report differed from those listed in the Proposed Budget. Mr. Tipton complimented the good report received from the Health and Social Services Mental Health Quality Improvement Reliance Review. In reference to the Public Works Proposition 1B Capital Expenditure Plan from 2009-2011, Mr. Tipton noted that there were no improvements made in the unincorporated area of Vallejo during that time and felt that the County utilized their Rehabilitation funds for other areas of the County.

Auditor-Controller Simona Padilla-Scholtens noted that the appropriation limit was a calculation required under Government Code and indicated the maximum amount of property tax revenues that the County or a District could retain and that the calculation in the Proposed Budget was an estimate of the projected tax revenue.

APPROVAL OF THE CONSENT CALENDAR

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

- 5 [13-0462](#) Approve the minutes of the Solano County Board of Supervisors' meeting of February 26, 2013
- Attachments:* [A - Minutes](#)
- Approved
- 7 [13-0466](#) Adopt a resolution authorizing a reduction in the dental insurance waiting period by amending the Personnel and Salary Resolution; and Authorize the Director of Human Resources to sign an amendment to each of the collective bargaining agreements or imposed terms and conditions between the County and the County's recognized employee

organizations

Attachments: [A - Resolution](#)

Adopted

Enactment No: Resolution 13-109

- 8 [13-0394](#) Accept the Internal Audit Report on the Review of Cash Receipt Process of the Assessor-Recorder, Resource Management and Sheriff Departments

Attachments: [A - Report](#)

Accepted

- 9 [13-0440](#) Adopt a resolution to establish Solano County's countywide appropriations limit of \$536,042,581, Countywide County Service Area appropriations limits of \$205,588, and the East Vallejo Fire Protection District appropriations limit of \$909,165 for FY2013/14

Attachments: [A - Gann Limit Computation](#)
[B - Resolution](#)

Adopted

Enactment No: Resolution 13-110

- 10 [13-0444](#) Accept the Internal Control Review Report of Inmate Property

Attachments: [A - Inmate Property Final Report](#)

Accepted

- 11 [13-0465](#) Accept the Health and Social Services Mental Health Quality Improvement Reliance Review

Attachments: [A - Report](#)

Accepted

- 13 [13-0489](#) Approve an Appropriation Transfer Request not to exceed \$1,200,000 from the Deferred Maintenance Reserve to the Accumulated Capital Outlay budget to cover expenses associated with the off-site forensic evaluation and engine repair to be performed by Waukesha-Pearce Industries, Inc. of Houston, Texas for Engine 3 in the County's Cogeneration Plant (4/5 vote required); and Authorize the General Services Director to sign an agreement with Waukesha-Pearce Industries, subject to approval as to form by County Counsel, and any other related agreements or contract modifications to perform the necessary repairs within the approved appropriation

Approved

- 14 [13-0468](#) Approve an amendment to the Joint Exercise of Powers Agreement with Napa-Solano-Yolo County Public Health Laboratory to include Marin County effective July 1, 2013; and Adopt a resolution amending the List of Numbers and Classifications of Positions to add 1.0 FTE Supervising Public Health Microbiologist, 1.0 FTE Public Health Microbiologist, 0.5 FTE Public Health Lab Technician, 1.0 FTE Courier and delete 1.0 FTE Public Health Lab Assistant Director

Attachments: [A - Napa Solano Yolo Marin Public Health Lab JPA Agreement](#)

[B - Resolution](#)

Adopted

Enactment No: Resolution 13-108

- 15 [13-0470](#) Approve the Public Works Proposition 1B Capital Expenditure Plan

Attachments: [A - Expenditure Plan](#)

Approved

- 16 [13-0483](#) Approve an Appropriation Transfer Request recognizing \$33,000 in unanticipated revenues offset by an increase in engineering services in the FY2012/13 Surveyor/Engineer budget (4/5 vote required)

Approved

- 17 [13-0436](#) Approve the appointment of Pastor Todd Bertani to the Suisun-Fairfield-Rockville Cemetery District, representing District 2, to fill an unexpired term of Jim Campi ending March 1, 2014

Approved

- 18 [13-0437](#) Approve the reappointment of Dana Dean to the First 5 Solano Children and Families Commission, representing District 2, for a term to expire June 11, 2017

Approved

- 19 [13-0449](#) Approve the appointment of Maria Fulmer to the In-Home Supportive Services Advisory Committee, representing District 3, for a term to expire June 11, 2017

Approved

- 20 [13-0450](#) Approve the reappointment of James D. Robinson to the Suisun-Fairfield-Rockville Cemetery District, representing District 3, for a term to expire January 2, 2017

Approved

- 21 [13-0451](#) Approve the reappointment of Donald A. Bond to the Area Agency on Aging Serving Napa-Solano, representing District 3, for a term to expire June 30, 2015
Approved
- 22 [13-0484](#) Approve the appointment of Sarah Hawkins to the Solano County Agricultural Advisory Committee for the term of July 1, 2013 to September 26, 2015; and Approve the reappointments of Jeff Dittmer, Albert Medvitz and Moira Burke for the term of July 1, 2013 to September 26, 2015, and Barbara Comfort, Susan Lippstreu and Russell Lester for the term of July 1, 2013 to September 26, 2014
Approved
- 23 [13-0467](#) Approve the reappointment of 39 Directors of the Workforce Investment Board of Solano County for an additional two-year term of July 1, 2013 to June 30, 2015
Attachments: [A - WIB Membership](#)
Approved

REGULAR CALENDAR

- 6 [13-0464](#) Adopt a resolution to amend Article 5, Impasse Procedures, of the Employer-Employee Relations Rules and Regulations
Attachments: [A - Government Code Section 3500 et seq](#)
 [B - Resolution](#)
 [C - Amendment to Article 5, Impasse Procedures, of the Employer-Employee f](#)
 [Correspondence from Local 1021 SEIU Brian Lee](#)

Supervisor Thomson noted that SEIU1021 had expressed concerns on this matter and requested that those concerns be heard before the Board.

Yvonne Martinez, representing SEIU1021, expressed their opposition to amending Article 5, Impasse Procedures, of the Employer-Employee Relations Rules and Regulations as it was a significant change to the fact-finding process outlined in state law (AB646). Ms. Martinez stated that the proposed amendment would unilaterally change the criteria outlined in the recently adopted state law regarding fact-finding without proper consultation or a sustained dialogue with the County's employees and their Unions.

Solano County Director of Human Resources Marc Fox provided the Board with an overview of AB646 and the County's Employer-Employee Rules and Regulations. Mr. Fox reviewed the County's efforts to communicate and meet with each Bargaining Unit to review amendments to the County's Employer-Employee Rules and Regulations to incorporated AB646 into the Local Rules. Mr. Fox noted that in December 2012, a number of Bargaining Units participated in dialogue with the County and the County's procedures were modified to take into consideration the concerns expressed. Mr. Fox noted that SEIU1021 provided written comments at

that time and declined to participate in the Meet and Confer process. Mr. Fox noted that efforts continued over the next several months to receive concerns from Bargaining Units and to make amendments; however, SEIU1021 was not a participant in the process.

In response to the concern of Supervisor Thomson that SEIU1021 chose not to participate in the development of the amendments to the County's Employer-Employee Rules and Regulations to implement AB646, SEIU1021 noted that they felt that the characterization of the change was inaccurate and that AB 646 provided a more substantive change than what was being proposed. SEIU1021 noted that they felt that the current County's Employer-Employee Rules and Regulations were within the scope of the law and that there was no need to make a change.

At the conclusion of discussion, it was moved by Supervisor Thomson, seconded by Chair Seifert, to postpone this matter to June 25, 2013 to allow time for the Department of Human Resources to meet and confer with Bargaining Units to hear their concerns in this matter.

A substitute motion was made by Supervisor Spering, seconded by Supervisor Vasquez, to adopt a resolution to amend Article 5, Impasse Procedures, of the Employer-employee Relations Rules and Regulations. Motion failed by 2-3 vote; Supervisors Hannigan, Thomson, and Chair Seifert voted no.

On motion of Supervisor Thomson, seconded by Chair Seifert, the Board acted to postpone this matter to June 25, 2013 to allow the Department of Human Resources to meet and confer with Bargaining Units to hear concerns on this matter. So ordered by 4-1 vote; Supervisor Spering voted no.

(Supervisor Spering voted no as he felt that numerous opportunities had been made available to Bargaining Units to express their concerns prior to this time.)

24 [13-0396](#)

Consider authorizing the redemption of \$2.5 million of the 2010 Pension Obligation Bonds ahead of schedule; and Approve the Appropriation Transfer Request for the principal payment in the Pension Debt Service Fund

Auditor-Controller Simona Padilla-Scholtens noted that in June, 2010, the County issued \$10 million of pension obligation bonds (Series 2010 refunding bonds) to refund the Series B-3 bonds remaining from the 2004 Pension Obligation Bonds issued in June 2004 to fund the County's unfunded CalPERS liability. It was noted that the current balance of the 2010 Pension Obligation Bonds was \$4.5 million carrying a coupon rate from 3.5% to 4%.

Ms. Padilla-Scholtens noted that due to the low interest rate earned by the Pension Fund on the Treasurer's pool rate of 0.60%, the Pension Advisory Committee recommended that the County redeem \$2.5 million of the \$4.5 million total of the 2010 Pension Obligation Bonds noting that the prepayment would provide an economic gain of \$186,466.

At the conclusion of discussion, the Board took the following action:

On motion of Supervisor Vasquez, seconded by Supervisor Thomson, the Board authorized the redemption of \$2.5 million of the 2010 Pension Obligation Bonds ahead of schedule and approved an Appropriation Transfer Request in the Pension Debt Service Fund for the \$2.5 million principal payment. So

ordered by 5-0 vote.

- 25 [13-0485](#) Receive a presentation on the fiscal impacts of recent and anticipated California Public Employees' Retirement System (CalPERS) changes

Attachments: [A - CalPERS Rates and Cost](#)
 [B - Full Report](#)
 [C - Powerpoint Presentation](#)
 [D - Projected CalPERS Rates & Cost](#)

Doug Pryor, Bartel Associates, provided the Board with an overview of changes implemented by the California Public Employees' Retirement System (CalPERS), anticipated changes by CalPERS, and their impacts to the County's CalPERS Safety Pension Fund and Non-Safety Pension Fund in terms of the percentage of payroll CalPERS would anticipate collecting from the County.

Mr. Pryor noted that CalPERS Board of Directors approved significant changes to their actuarial assumptions effective FY2015/16 to improve the funded status of the retirement plan. It was noted that these changes would include new smoothing and amortization methods. It was noted that CalPERS would use a fixed 25-year amortization period for unfunded gains and losses rather than a rolling 30-year amortization period. This change in method would impact the County's FY2015/16 CalPERS retirement rate. In addition, the CalPERS Board was also considering at a later time to reduce the discount rate from the current rate of 7.5% to 7.25%. This would cause a corresponding increase in the employer rate that would be phased in over a period of five years. Another change being considered was to increase the life expectancy since people were living longer and therefore this would require retirement benefits paid over a longer period of time. This change would also increase the County's employer rates. It was noted that these changes were expected to be implemented by CalPERS beginning in FY2015/16 through FY2019/20 (over a five-year period) and would substantially increase the employer rates and retirement costs. The total cost as a result of these changes were estimated to increase the County's retirement costs from \$27.6 million in FY2012/13 to a projected \$53.3 million in FY2019/20.

Received and Filed

RECESS

This meeting of the Solano County Board of Supervisors recessed at 10:50 a.m. and reconvened at 11:00 a.m. All members were present and Chair Seifert presided.

- 27 [13-0475](#) Receive presentations from SEIU1021; Stationary Engineers Local 39 representing Unit 10 - Skilled Craft and Service Maintenance; and Public Employees Union Local 1, representing Unit 6 - Health and Social Services Supervisors on County finances and budget

Attachments: [A - Invitation Letter to Unions](#)
 [B - SEIU1021 Presentation](#)
 [C - Local 39 Presentation](#)
 [D - PEU Local 1 - Unit 6](#)

Chair Seifert noted that the Board offered all labor organizations in the County the opportunity to address the Board on County finances and budget and that a letter of invitation to make a 15 minute presentation to the Board was sent under her

signature to all labor organizations. Chair Seifert noted that three labor organizations responded and were present to make their presentations.

County Counsel Dennis Bunting noted that labor negotiations in the State of California were governed by statute and that the Employee Organization and the Employer were required to meet and confer over certain mandatory bargaining subjects which included: wages; economic benefits; hours, schedules; leave policies; and terms and conditions of employment. Mr. Bunting noted that traditionally, by law, the County conducted its Budget Hearing pursuant to a published notice. Therefore, the presentations by the Unions were for informational purposes only, would not include mandatory bargaining matters, would not be a meet and confer process, nor a budget hearing matter. To the extent that the Unions wished to address the Board concerning budget matters, Budget Hearings would begin on June 24, 2013 and, as with any member of the public, the Bargaining Units would have the right to address the Board at that time and to submit letters in writing to the Board for consideration. Mr. Bunting noted that the bargaining process did not take place in public nor in this forum.

Meredith Staples, SEIU1021, presented SEIU1021's analysis of some fundamental features of Solano County's budget. Ms. Staples reviewed the County's expenditure and revenue trends as well as the County's reserve and contingency policies. Ms. Staples noted that the economic forecast for Solano County had improved and that the County's projection of a structural deficit had not come to fruition. Ms. Staples noted that it was felt that the County's reserve and contingency policies were too conservative and that economic forecasts for Solano County indicated that the County was steadily rebounding after the "Great Recession".

Megan Lane, Stationary Engineers Local 39 representing Unit 10 - Skilled Craft and Service Maintenance, noted the important services that were provided by the employees in Unit 10 and noted that they had taken some major concessions in pay, benefits, and job security over the past years in recognition of the difficult economic time for Solano County. Ms. Lane noted that the economic forecast was improving in Solano County and that reserves and contingencies were healthy. Ms. Lane reported that they had made proposals for small and reasonable improvements as they were the only Unit who settled early and bore the entire increase to health care in 2013.

Jeff Apkarian and Tracey Lee, Public Employees Union, Local 1, Unit 6 - Health and Social Services Supervisors, provided a historical overview of changes to the Employer Paid Member Contributions and its impact on wages. Ms. Lee noted that it appeared that the County's economic forecast was improving and that there would be increases in salaries as a result.

Chair Seifert invited members of the public to address the Board on this matter and comments were received from: 1) Thom Bogue, Dixon, noted that as a City of Dixon Council Member, they implemented equal salary and benefit reductions for each employee which he felt was a fair process; and 2) Donald Tipton, unincorporated Vallejo, who noted that he felt that the members of the Board should reduce their auto allowance.

Chair Seifert thanked representatives for their presentations and noted that budget deliberations would be the appropriate time for the Board to discuss issues that were presented.

Received and Filed

Affordable Care Act of 2010

Attachments: [A - PowerPoint Presentation](#)

Director of Human Resources Marc Fox provided the Board with an overview of Solano County's role as an employer with the Federal Affordable Care Act (ACA) of 2010. It was noted that the ACA included several new requirements for employer group health plans and would required large employers (those with 50 or more full-time employees) to offer health insurance coverage to full-time employees or pay a penalty. It was further noted that further penalties may be assessed if the coverage did not meet affordability standards for lower-income workers. Mr. Fox noted that a full-time employee was defined as an individual who worked 130 hours or more per month and; therefore, would include health insurance eligibility for extra help employees. Mr. Fox noted that if the County failed to provide affordable health insurance, or failed to offer health insurance to all full-time employees, potential penalties to Solano County would be \$5.4 million per year.

Mr. Fox reviewed minimum value and affordable coverage and noted that Solano County's Health Plans for regular employees were affordable but not fully measured, provided minimum essential coverage, and provided minimum value. Mr. Fox noted that no health plan presently existed for extra-help employees and that it would be important to measure and evaluate the use of extra-help employees in the future. Mr. Fox noted that health benefits would begin by the 91st day of employment for full-time employees beginning on or after January 1, 2014. In addition, Mr. Fox noted that the initial waiting period for dental plans would be reduced from 6 months to 2 months.

Mr. Fox reviewed Health Plan options which included: 1) Negotiating with SEIU who represents extra-help employees, for employer-paid health insurance for ACA-qualifying employees; 2) Conduct the first evaluation period (May 1, or earlier, through October 31, 2013) and evaluate results; 3) Consider reducing extra help scheduled hours during first 90 days of employment; 4) Consider reducing extra-help scheduled hours to less than 30 hours per week; 5) Consider phasing out extra-help and hiring regular or limited term employees; and 6) Select Affordability Safe Harbor methodology(ies).

Received and Filed

RECESS

This meeting of the Solano County Board of Supervisors recessed at 12:05 p.m. and reconvened at 2:00 p.m. All members were present and Chair Seifert presided.

RECONVENE

28

[13-0460](#)

Consider approval of a Development Agreement with the City of Vallejo for the Solano360 Project

Attachments: [A - February 26, 2013 Agenda Submittal](#)
[B - February 26, 2013 Agenda Submittal Documents link.doc](#)
[C - Solano360 Development Agreement.pdf](#)
[D - PowerPoint Presentation](#)
[Correspondence regarding Solano360](#)

Assistant County Administrator Nancy Huston, provided an overview of the

Solano360 Project to date noting that the project consisted of 149 acres owned by Solano County of which 100.3 acres would be designated for public use and the remainder for private use. Ms. Huston noted that the Solano360 process began in 2000 and on February 26, 2013, the Board approved the Specific Plan and Final Environmental Impact Report (FEIR). Ms. Huston reported that the City of Vallejo Planning Commission recommended approval of the Specific Plan, General Plan Amendment, Zoning Amendment and Development Agreement; and approved the Tentative Map in April, 2013 and that the Vallejo City Council approved the Specific Plan, General Plan Amendment, Zoning Amendment and Development Agreement in May, 2013. Ms. Huston noted that, throughout the planning process, there was extensive public outreach, review and input in developing the Guiding Principles and Vision Report, the Market Study on the Vision Report, the Revised Project Vision based on the Market Study, the Draft Specific Plan, Draft Environmental Impact Report, the Draft Fiscal Impact Analysis, the Draft Public Facilities Financing Plan, the Specific Plan, Fiscal Impact Analysis, Public Facilities Financing Plan, Environmental Impact Report, and Vesting Tentative Map. In addition, outreach was conducted to the entertainment development community.

Tom Sinclair, Municipal Resource Group, reviewed the financing strategy for the Solano360 Project and the Development Agreement. Mr. Sinclair noted that the Financing Plan addressed the amount of financing required by Private development for infrastructure and the amount of financing required by the Public for its share of the infrastructure as well as the Fair facility improvements. Mr. Sinclair reviewed the summary of the analysis in the Public Facilities Financing Plan. Mr. Sinclair noted that the total Fair Improvements and the total cost of the infrastructure to support this Project was estimated at \$93.5 million which would be financed through the issuance of Community Facilities District bonds (\$28.6 million) which would be supported by payments from Private development (leasees of the property). The Public financing would be provided under Certificates of Participation and Capital Appreciation Bonds (\$64.6 million).

Mr. Sinclair noted that the Development Agreement is between the City of Vallejo and Solano County in implementing the Solano360 Project as follows: 1) Provided assurance to the County that the project may proceed in accordance with existing policies, rules and regulations, subject to certain conditions of approval; 2) Vested County's rights to project described in the Specific Plan; Clarified Public Purpose Areas were exempt from City land use authority; 3) Obligated the County to develop the Project during the 50 year term of the Agreement and established a schedule for infrastructure improvements; 4) Established the Solano360 Implementation Committee to oversee the Project and to resolve any potential disputes that may arise during the term of the Agreement; 5) Confirmed the City agreement to work with the County regarding the City's reversionary interest; 6) Established a revenue sharing agreement between the City and the County; 7) Ensured that City's costs of providing services to the Project were recovered and that the City contributed only a portion of certain revenues from the Project; 8) Required the County to indemnify the City; 9) Obligated the City to process development applications and charge fees in accordance with the Plan; 10) Reserved the City's right to modify and apply certain construction standards; and 11) Provided for an annual review of the Project as required under State law.

Mr. Sinclair provided a summary of Revenue-Sharing Provisions in the Development Agreement which included: 1) City and County contribution of revenue generated from the Project was necessary to redevelop the site, due to high infrastructure costs; 2) The County would be responsible for the issuance of bonds and the debt service on the bonds to finance the Fairgrounds improvements and the Public Purpose Area's share of the on-site and off-site infrastructure; 3) As development occurred on

the site, City Property Tax, Sales Tax, Utility User Tax and Business License Tax revenues would increase. A percentage of those four new City revenues would be shared with the County; 4) The amount of City revenue shared with the County would be proportional to the City's share of the overall revenue generated by the Project, which was approximately 20% of the total projected revenue; 5) Revenue sharing payments from the County would be used by the County to offset the debt service on the bonds; 6) Revenue sharing would also help to recover a portion of the County's cost of entitling the Project; 7) The amount of revenue sharing that occurred would be based upon the actual amounts of the four revenues received by the City, and would be calculated annually; 8) The percentage of the revenues shared would vary over the life of the Project, in order to ensure that the City's new costs to serve the Project would be fully covered. Other revenues received by the City would not be shared; 9) Project cash flows, market conditions and revenue sharing percentages would be reviewed by the City and the County before Phase 2 Project Financing occurred.

Mr. Sinclair reviewed the summary of County fiscal impacts by Phase which included: 1) County/Fair Net Revenue - not to include Public Safety Sales Tax Revenue: \$262,794 in Phase 1; \$2,105,227 in Phase 2; \$3,579,592 in Phase 3; \$11,622,000 after build-out; and \$17,569,613 over 50 years; 2) City Revenue Sharing; 3) Debt Service on Bonds - projected to be incurred through FY2057/58 (45th year); 4) Repayment of County Investment - includes \$4,006,511 in expenses plus \$399,584 in interest at 5% through FY2012/13; and 5) County/Fair Net Revenue after Debt Service and Repayment of County Investment.

Chair Seifert invited members of the public to address the Board regarding the Solano360 Project and comments were received from: 1) Nathan Stout, Vallejoans for Responsible Growth; 2) George Guynn, Jr., Suisun City; 3) Donald Tipton, unincorporated Vallejo; and 4) Doug Darling, Vallejo, who did not support the Solano360 project and felt that the fiscal analysis was flawed and should be reviewed.

In response to a concern expressed by Supervisor Thomson regarding the fiscal analysis, it was noted that the Development Agreement would commit the City of Vallejo only to revenue received. It was further noted that in the Memorandum of Understanding between the City of Vallejo and the County of Solano, both parties agreed to share equally in the Entitlement Costs and that the Project, through the County's revenue, would pay back the County's portion and that the City, through its revenue sharing, would pay back the City's share of the Entitlement Costs to make the County whole. It was further noted that the cost of providing City services to the Project, including police; fire; parks and streetscape; landscape and lighting maintenance; and repair and replacement, would be fully recouped and/or funded from City taxes and fees generated from the Project. It was further noted that the County agreed that the City would not enter into this agreement if the City's reasonable costs in providing services were not covered in full by the revenues generated by the project.

Supervisor Spering noted that he felt that any financial exposure was limited and that any financial obligation would come much later in the Project which would return to the Board and the City of Vallejo for additional scrutiny. Supervisor Spering noted that the Solano360 Project was the vision of the Solano County Fair Board, the City of Vallejo, and the County of Solano and would resolve issues pertaining to parking for Six Flags which was a major employer in the City of Vallejo, draw visitors to Vallejo to attend activities at the Exposition Hall, alleviate flooding, upgrade old buildings at the Solano County Fairgrounds site, and improve water quality in Lake Chabot.

In response to a concern expressed by Chair Seifert, staff noted that prior to the issuance of additional Project financing after Phase 1, the parties would review actual cash flow and updated market conditions and confirm revenue sharing ratios. In addition, prior to Phase 2, the parties agreed to review market conditions, including current land uses defined in the Solano360 Specific Plan/Master Plan and updated financial analyses, to secure the most feasible and prudent debt financing for facilities and infrastructure which may trigger the need for the parties to review, confirm and agree to revised debt and revenue sharing prior to issuance of new Project Financing.

At the conclusion of discussion, the Board took the following action:

On motion of Supervisor Spering, seconded by Supervisor Vasquez, the Board approved and authorized the County Administrator to sign a Development Agreement with the City of Vallejo for the Solano360 Specific Plan. So ordered by 5-0 vote.

On motion of Supervisor Spering, seconded by Supervisor Vasquez, the Board directed staff to initiate financing plans for the Solano360 Project and take other steps necessary to begin implementing Phase 1 of the Specific Plan including steps to issue grading permits and a construction/building permit to construct the public streets and utilities; obtaining necessary environmental permits from the applicable resource agencies; begin coordination with PG&E regarding the existing gas main and the finalization of plans for its relocation; initiating financing plans for the Project; and taking other steps necessary to begin Phase 1 of the Project. So ordered by 4-1 vote. Supervisor Thomson voted no.

Supervisor Thomson expressed his opposition to the financing plan as he did not feel that the timing was appropriate.

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[13-0445](#)

Consider adopting the 2012 Solano County Multi-Hazard Mitigation Plan superseding the 2006 Solano County Local Hazard Mitigation Plan Annex found in the Association of Bay Area Government Solano County Local Hazard Mitigation Plan

Attachments: [A - PowerPoint Presentation](#)
 [B - Multi-Hazard Mitigation Plan](#)

The Board received an overview of the Solano County Multi-Hazard Mitigation Plan (MHMP) which provided the county with a blueprint for hazard mitigation planning to better protect the people and property of the County from the effects of future natural hazard events. It was noted that the plan identified hazards, determined likely impacts, identified goals for mitigation and determined/prioritized appropriate mitigation strategies. It was further noted that adoption of the Plan by the Board was required for the Federal Emergency Management Agency (FEMA) to recognize the Plan and allow the County to benefit from the insurance discounts and grant programs requiring a Multi-Hazard Mitigation Plan.

It was reported that the County's Flood Plain Management Plan was integrated with the MHMP which provided a higher rating to the County and discounted flood insurance rates for all Solano County residents who were required to carry flood insurance. It was noted that properties that were flooding on a regular basis, in the Allendale area and Ryer Island area, would be designated as flood plain areas and provide those property owners with grant funding to assist with mitigating future repetitive losses by raising their homes above the flood plains.

It was noted that the MHMP was specific to Solano County and opened opportunities for fire districts, public works, and residents to apply for grant funding to assist in mitigating any potential losses due to the multi-hazards that occur through natural disaster.

At the conclusion of discussion, the Board took the following action:

On motion of Supervisor Thomson, seconded by Supervisor Spering, the Board adopted the 2012 Solano County Multi-Hazard Mitigation Plan superseding the 2006 Solano County Local Hazard Mitigation Plan Annex found in the Association of Bay Area Government Solano County Local Hazard Mitigation Plan. So ordered by 5-0 vote.

BOARD MEMBER COMMENTS AND REPORTS ON MEETINGS

Chair Seifert invited members of the Board to make comments and reports on meetings. There were no reports.

ADJOURN:

This meeting of the Solano County Board of Supervisors adjourned at 3:25 p.m. to the Board of Supervisors Budget Hearings beginning Monday, June 24, 2013, at 9:00 a.m., Board Chambers, 675 Texas Street, Fairfield, California.

LINDA J. SEIFERT, Chair
Solano County Board of Supervisors

BIRGITTA E. CORSELLO, Clerk of the
Solano County Board of Supervisors

By _____
Patricia J. Crittenden, Chief Deputy Clerk