



# Solano County

675 Texas Street  
Fairfield, California 94533  
www.solanocounty.com

## Minutes - Final Board of Supervisors

*Erin Hannigan (Dist. 1), Chairwoman  
(707) 553-5363*

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

*Linda J. Seifert (Dist. 2)  
(707) 784-3031*

*James P. Spering (Dist. 3)  
(707) 784-6136*

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

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Tuesday, April 14, 2015

8:30 AM

Board of Supervisors Chambers

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### CALL TO ORDER - 8:30 a.m.

*The Solano County Board of Supervisors met on the 14th day of April 2015 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 Seifert, Spering, Thomson, Vasquez and Chairwoman Hannigan. Chairwoman Hannigan presided. Also present were County Administrator Birgitta E. Corsello and County Counsel Dennis Bunting.*

### ROLL CALL

**Present** 5 - John M. Vasquez, Erin Hannigan, Linda J. Seifert, James P. Spering 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**      [15-0292](#)      Conference with Labor Negotiators:

Solano County representatives: Marc Fox, Jeannine Seher, Don Turko, 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); and unrepresented employees

In-Home Supportive Services Authority representative: Marc Fox, Gerald Huber and Birgitta E. Corsello. Employee organization: SEIU United Long Term Care Workers, Local 6434

Potential Litigation: One case

Attachments: [A - Memorandum](#)

## RECONVENE

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

## REPORT OF ACTION IN CLOSED SESSION (IF APPLICABLE)

*County Counsel Dennis Bunting 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      [15-0294](#)      Adopt and present a resolution and plaque of appreciation to David Cliche, Building Official, for over 12 years of distinguished service with Solano County and 32 years of dedicated service to its citizens (Supervisor Vasquez)

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

**On motion of Supervisor Vasquez, seconded by Supervisor Spering, the Board adopted and presented Resolution No. 2015-53 honoring David Cliche, Building Official, for 12 years of distinguished service with Solano County. So ordered by 5-0 vote. (see Resolution Book)**

**Enactment No: Resolution 2015-53**

- 3      [15-0282](#)      Receive a presentation from Lisa Rico, local artist and curator, on behalf of the Vacaville Museum about the "We Know Jack!" public art jackrabbit project and fundraiser

*Attachments:*      [A - "We Know Jack!" Public Art Project](#)  
                                 [B - Presentation](#)  
                                 [Minute Order](#)

Received

- 4      [15-0207](#)      Adopt and present a resolution recognizing Sutter Solano Medical Center for continued excellence in health care (Chairwoman Hannigan)

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

On motion of Supervisor Vasquez, seconded by Supervisor Thomson, the Board adopted and presented Resolution No. 2015-54 recognizing Sutter Solano Medical Center for continued excellence in health care. So ordered by 5-0 vote. (see Resolution Book)

Enactment No: Resolution 2015-54

## 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. The following comments were received:*

*A) George Guynn, Jr., Suisun City, commented on a recent court hearing and balancing the budget.*

## ADDITIONS TO OR DELETIONS FROM THE AGENDA

*There were no additions to or deletions from the Solano County Board of Supervisors' agenda for April 14, 2015.*

## APPROVAL OF THE AGENDA

On motion of Supervisor Seifert, seconded by Supervisor Spering, the Board approved the agenda of the Solano County Board of Supervisors for April 14, 2015 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. The following comments were received:*

*A) George Guynn, Jr., Suisun City, commented on Item 9 and Item 10 regarding the cost of the projects.*

## APPROVAL OF THE CONSENT CALENDAR

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

## CONSENT CALENDAR

### GENERAL GOVERNMENT

- 5      [15-0293](#)      Approve the minutes of the Solano County Board of Supervisors' meeting of March 24, 2015; and Approve the minutes of the Solano County Housing Authority minutes of March 24, 2015
- Attachments:*      [A - Minutes - March 24, 2015](#)  
                                 [B - HA Minutes - March 24, 2015](#)  
                                 [Minute Order](#)
- Approved**
- 6      [15-0281](#)      Approve updates to the Animal Care Advisory Commission By-Laws to expand the officers of the Commission to include a Secretary, and make other minor revisions
- Attachments:*      [A - By-Laws - Red Line Version](#)  
                                 [B - By-Laws - Revised](#)  
                                 [Minute Order](#)
- Approved**
- 7      [15-0289](#)      Approve an agreement in the amount of \$282,000 with Sea Pac Engineering, Inc. of Los Angeles, CA to construct the Sheriff's Office Data Center HVAC Replacement Project located at 530 Union Avenue in Fairfield; and Authorize the Director of General Services to execute project related agreements within the established project budget
- Attachments:*      [A - Contract](#)  
                                 [B - Summary of Project Cost](#)  
                                 [C - Bidders of Record](#)  
                                 [Executed Contract](#)  
                                 [Minute Order](#)
- Approved**

- 8        [15-0288](#)        Approve the Notice of Completion of work performed by Roebbelen Contracting, Inc. of El Dorado Hills, CA for the AB900 Stanton Correctional Facility located at 2450 Claybank Road, Fairfield for a total approved budget of \$89,301,385; and Reaffirm direction to the County Administrator's Office to take all steps necessary to settle accounts within the project budget established for the 362-bed AB900 facility and the 512-bed facility, a precursor effort to the 362-bed AB900 Stanton Correctional Facility project, that are not eligible for reimbursement under the State's AB900 program
- Attachments:*        [A - Notice of Completion](#)  
                              [B - Project Approvals/Closeout Schedule](#)  
                              [Executed & Recorded Notice of Completion](#)  
                              [Minute Order](#)
- Approved**
- 9        [15-0290](#)        Approve the Notice of Completion for the Juvenile Detention Facility Security Video Camera Replacement/Upgrade Project at 740 Beck Avenue in Fairfield, for a total project cost of \$808,600
- Attachments:*        [A - Notice of Completion](#)  
                              [B - Actual Project Expenses](#)  
                              [Executed & Recorded Notice of Completion](#)  
                              [Minute Order](#)
- Approved**
- 10       [15-0283](#)        Authorize the Director of Resource Management to solicit an additional \$440,000 for a total of \$1,860,000 in bids and award contracts to include the Fairground Overflow Parking Facility Project as part of the Board approved Rubber Chip Seal Project 2015 and Paving Project 2015; and Approve an Appropriation Transfer Request recognizing \$320,000 in unanticipated revenue from Six Flags Discovery Kingdom which represents their share of the cost for the Fairground Overflow Parking Facility project in the Solano County Fair Fund (4/5 vote required)
- Attachments:*        [A - Parking Management Agreement](#)  
                              [Minute Order](#)
- Approved**
- 11       [15-0200](#)        Accept a report from the Department of Information Technology on the status of a new process for countywide automation planning
- Attachments:*        [A - Automation Plan Template](#)  
                              [B - Summary of Automation Plans](#)  
                              [Minute Order](#)
- Accepted**

- 12      [15-0287](#)      Approve the appointment of Bill Coop to the Animal Care Advisory Commission, as the Member-At-Large, for a term to expire April 14, 2019

*Attachments:*      [Minute Order](#)

**Approved**

- 13      [15-0286](#)      Approve the appointment of Susie Foreman, representing District 1, to the Solano Partnership Against Violence (SPAV) Advisory Board for a term to expire April 14, 2018, as prescribed by SPAV bylaws

*Attachments:*      [Minute Order](#)

**Approved**

## REGULAR CALENDAR

*Assistant County Administer Nancy Huston introduced new Senior Management Analyst Magen Yambao.*

*Chairwoman Hannigan announced that Item 17 would be heard before Item 14 so that Supervisor Vasquez could participate before being excused from the remainder of the meeting.*

- 17      [15-0236](#)      Consider approval of a three-year loan agreement with the Collinsville Levee District for up to \$50,000 from the General Fund to provide funding advances to the District for expected reimbursable levee maintenance costs under the District's approved funding agreement with the State Department of Water Resources (DWR) for qualified work under DWR's Delta Levees Maintenance Subvention Program (4/5 vote required)

*Attachments:*      [A - Loan Agreement](#)  
                          [B - Loan Request from Collinsville Levee District](#)  
                          [Presentation](#)  
                          [Executed Agreement](#)  
                          [Minute Order](#)

*Director of Resource Management Bill Emlen introduced the item.*

*Deputy County Counsel Dan Wolk provided the Board with information on the structure of the proposed loan to the Collinsville Levee District.*

*Supervisor Thomson commented on the history of the Collinsville Levee District and the efforts to bring the proposed loan to fruition. He noted that the loan was a good investment and would help the district to get back on its feet.*

*Supervisor Seifert noted that the loan was discretionary and asked if a loan like this had been done in the past.*

County Administrator Birgitta Corsello commented on past loan practices and noted that this particular type of loan had not been done before. She also commented on the district's property tax and allocation approval from the Department of Water Resources Delta Levees Maintenance Subvention Program that would allow repayment of the loan. She noted that the loan was for a set period of time, that the California Department of Fish and Game had already authorized the work, that there was not a requirement for a California Environmental Quality Act (CEQA) document, and that the state had already approved the scope of work, all of which gave the County an assurance for reimbursement.

Supervisor Seifert noted that this was precedent setting and noted a need to look at how to address future requests of the same nature.

Supervisor Spering asked about what happened if the loan could not be paid back by June 2017.

Mr. Wolk provided the Board with information on the remedies available to recoup the repayment of the loan.

Supervisor Spering commented on the need to look at adding language that the loan come back to the Board if there was an extenuating circumstance.

Dennis Bunting noted that the loan would have to come back to the Board.

Ms. Corsello noted that there would be assistance provided by County Counsel and Resource Management to ensure claims are filed for reimbursement.

Supervisor Vasquez left the meeting at 10:03 a.m.

**On motion of Supervisor Thomson, seconded by Supervisor Spering, the Board approved a three-year loan agreement with Collinsville Levee District for up to \$50,000 from the General Fund to provide funding advances to the District for expected reimbursable levee maintenance costs under the District's approved funding agreement with the State Department of Water Resources (DWR) for qualified work under DWR's Delta Levees Maintenance Subvention Program. So ordered by 5-0 vote.**

14      [15-0234](#)

Receive a report and consider adopting a resolution approving an amendment to the California Enterprise Development Authority (CEDA) Joint Powers Agreement to add Solano County as an Associate Member in order to authorize the properties in the unincorporated area of Solano County to voluntarily participate in the Figtree Property Assessed Clean Energy (PACE) Program

Attachments:    [A - Resolution](#)  
[B - CEDA Agreement](#)  
[C - CEDA Resolution](#)  
[D - Indemnification Agreement](#)  
[E - Energy Efficiency Programs](#)  
[Adopted Resolution](#)  
[Minute Order](#)

*Treasurer, Tax Collector, County Clerk Charles Lomeli introduced the item.*

*Senior Planner Narcissa Untal provided the Board with information on the County's Climate Action Plan.*

*In response to a question from Chairwoman hannigan, Regional Director of Government Partnerships Aaron Villaraigosa, representing Figtree Financing, provided the Board with information on the Figtree Property Assessed Clean Energy (PACE) Program regarding interest rates.*

**On motion of Supervisor Thomson, seconded by Supervisor Sperring, the Board adopted Resolution No. 2015-55 approving associate membership by the County of Solano in the California Enterprise Development Authority and authorizing and directing the execution of an associate membership agreement relating to associate membership of the County in the authority; Authorizing the County of Solano to join the Figtree PACE Program; Authorizing the California Enterprise Development Authority to conduct contractual voluntary assessment proceedings and levy voluntary contractual assessments within the territory of the County of Solano; and Authorizing related actions. So ordered by 4-0 vote. (see Resolution Book)**

**Enactment No: Resolution 2015-55**

**15**

**[15-0261](#)**

Receive a report and consider adopting resolutions consenting to inclusion of Solano County properties in the California Home Finance Authority (CHF) Property Assessed Clean Energy (PACE) Programs

Attachments:    [A - CFD Resolution](#)  
[B - PACE Resolution](#)  
[C - Collection Resolution](#)  
[D - Agreement](#)  
[E - Energy Efficient Programs](#)  
[Adopted CDF Resolution](#)  
[Adopted PACE Resolution](#)  
[Adopted Collection Resolution](#)  
[Minute Order](#)

**On motion of Supervisor Seifert, seconded by Supervisor Sperring, the Board adopted the following resolutions:**

**Resolution No. 2015-56 consenting to inclusion of properties within the County's jurisdiction in the California Home Finance Authority Community Facilities District No. 2014-1 (Clean Energy) to finance renewable energy improvements, energy efficiency and water conservation improvements and electric vehicle charging infrastructure.**

Resolution 2015-57 consenting to inclusion of properties within the County's unincorporated area in the California Home Finance Authority Program to finance renewable energy generation, energy and water efficiency improvements and electric vehicle charging infrastructure and approving associate membership in the Joint Exercise of Powers Authority related thereto.

Resolution 2015-58 approving and authorizing execution of an agreement for collection of special taxes and contractual assessments.

So ordered by 4-0 vote. (see Resolution Book)

Enactment No: Resolution 2015-56, Resolution 2015-57 and Resolution 2015-58

## RECESS

*This meeting of the Solano County Board of Supervisors recessed at 10:07 a.m. to Closed Session with no expected report out. The meeting reconvened at 10:30 a.m. Present were Supervisors Seifert, Spering, Thomson and Chairwoman Hannigan. Supervisor Vasquez was excused. Chairwoman Hannigan presided.*

## 10:30 A.M.

- 16      [15-0239](#)      Adopt a resolution and receive a presentation proclaiming the week of April 12-18, 2015 as National Volunteer Week in Solano County

*Attachments:*      [A - Resolution](#)  
                         [B - Presentation](#)  
                         [C - Volunteer Achievements](#)  
                         [List of Volunteers presentation](#)  
                         [Adopted Resolution](#)  
                         [Minute Order](#)

***On motion of Supervisor Spering, seconded by Supervisor Thomson, the Board adopted and presented Resolution No. 2015-59 designating April 12-18, 2015 as National Volunteer Week in Solano County. So ordered by 4-0 vote. (see Resolution Book)***

*Senior Management Analyst and Public Information Officer Matthew Davis provided the Board with information on the number of volunteers working within the County departments.*

*Supervisor Spering thanked all the volunteers for their work. He then commented on a recent foster care conference he attended where he heard about foster children's experiences going through foster care and the influence that volunteers and mentors had on them.*

*Supervisor Seifert also commented on contributions of volunteers in the County and thanked the volunteers for their work.*

**Adopted**

**Enactment No: Resolution 2015-59**

**RECESS**

*This meeting of the Solano County Board of Supervisors recessed at 10:50 a.m. to a reception honoring Solano County volunteers in the Board Chambers Foyer and reconvened at 11:20 a.m. Present were Supervisors Seifert, Spering, Thomson and Chairwoman Hannigan. Supervisor Vasquez was excused. Chairwoman Hannigan presided.*

- 18**      [15-0243](#)      Receive a presentation from the Alcohol and Drug Advisory Board on the Vision for 2015 and the Upcoming Recovery Symposium

Attachments:      [A - Presentation](#)  
                                 [B - ADAB Members](#)  
                                 [Minute Order](#)

*Director of Health and Social Services Gerald Huber introduced the item.*

*Mental Health Services Manager Andy Williamson introduced Alcohol and Drug Advisory Board Vice-Chair Tracey Lee.*

*Ms. Lee provided the Board with an overview of the Vision for 2015 and an upcoming Recovery Symposium planned for September 9, 2015.*

*Alcohol and Drug Advisory Board Chair Christie Lynn DeClue also commented on long-term recovery.*

*Chairwoman Hannigan commented on the Listening Forum conducted in October 2014 and on the importance of alcohol and drug rehabilitation. She noted that she would be the keynote speaker at the upcoming symposium.*

**Received**

- 19      [15-0269](#)      Receive an update from County staff working as the Solano County's Smoke-Free Transition Team regarding the implementation of Solano County Code Section 13.3-23; and Authorize staff to proceed with a proposed implementation plan phased over two years including approval of temporary exemption criteria and initial list of locations and an implementation timeline, and a proposed budget of \$168,000; with \$69,000 for FY2014/15 funded with a combination of funding including General Fund a savings identified in General Services Department Budget (\$36,000) and the General Expenditures Budget (\$16,600) and Health funds; and \$99,000 in FY2015/16 for additional signage, public education, and smoking cessation classes for staff and public with a general fund cost of \$69,000  
*(Continued from the April 14, 2015 Board of Supervisors meeting because of the tie vote)*

Attachments:

[A - Funding Plan](#)  
[B - Smoke-Free Transition Team E-mail List](#)  
[C - Request for Temporary Designated Smoking Areas](#)  
[D - Smoking Cessation Communication Plan Flow Chart](#)  
[E1 - Employee Smoking Cessation Assistance](#)  
[E2 - Smoking Cessation Resources \(Public\)](#)  
[E3 - Smoking Cessation Resources \(Staff\)](#)  
[F1 - County Buildings Smoke Free](#)  
[F2 - Signage](#)  
[F3 - Window Signage](#)  
[G - Policy Implementation Schedule](#)  
[H - Research Summary Matrix](#)  
[I - 4/14/2015 Presentation](#)  
[J - Implementation Phasing Plan](#)  
[5/5/2015 Presentation](#)

*Deputy Director of General Services Kanon Artiche introduced the item and provided the Board with an update from the County's Smoke-Free Policy Transition Team regarding implementation, the transition plan, implementation timeline and potential budget.*

*Chairwoman Hannigan commented on smoking rates within the County and the importance of moving forward on the policy. She also commented on the feedback from other counties and the proposed cessation classes. Lastly, she asked about locations of the large signage.*

*Mr. Artiche noted that the larger temporary signs would be located in areas of high visibility and areas adjacent to paths of travel without obstructing those paths. He then commented on promoting and encouraging people to embrace a sense of wellness through smoking cessation and a smoke-free environment.*

*Chairwoman Hannigan asked when the temporary signs would be put in place.*

*Mr. Artiche advised that the temporary signs would likely be placed in early June at the latest.*

*Chairwoman Hannigan suggested placing a sign on the second floor of the County Administrative Center's parking garage and commented on the communications plan.*

*Supervisor Spering asked what the discussion had included around individuals that don't want to quit smoking and what provisions had been made for them.*

*Mr. Artiche noted the need to recognize that individuals that smoke can't be forced to quit. He then advised that the Transition Team would have to determine how to address that matter.*

*Supervisor Spering asked if the policy would eventually be put in all areas the County operates, including parks.*

*Mr. Artiche advised that staff understood the Board's intent to be that all County areas follow the policy.*

*Supervisor Spering commented on the direction of the policy and noted the need to discuss and address those citizens that do not want to quit smoking in order to find a balance. He then commented that the policy was sending a message to those individuals that the County wanted to preclude them from activities and advised that smoking should not be banned everywhere. He further noted that the accommodations needed to be made for those individuals to bring about a good balance.*

*Supervisor Seifert commented on temporary exceptions and noted that a request for an exception should be identified and brought forward to the Board to approve. She then asked if the item should require a 4/5 vote for the funding request.*

*County Administrator Birgitta Corsello commented on past Board direction to staff for transition and implementation of the policy, different options to identify potential exceptions and noted that there was not a provision in the ordinance for a permanent exception. She then advised that staff had identified savings in their existing operating budgets that they would be able to commit to signage and money within the Health and Social Services budget and other budgets that could be committed to training for smoking cessation.*

*In response to comments from Supervisor Seifert, Mr. Artiche noted that the General Services budget would pay for signage and Ms. Corsello noted the General Expenditures Budget under the CAO control had the training funds to pay for some of the training costs.*

*Supervisor Seifert commented on concerns with temporary exceptions and what fell in that category.*

*Chairwoman Hannigan commented on challenges for families with children or breathing issues at locations where smoking was going on. She noted a need to respect those that are having difficulty or that refuse to quit smoking and to allow them a potential exception to the process.*

*Supervisor Thomson commented on temporary exceptions and noted the need to provide all the services possible to help individuals stop smoking. He then commented that there was a need to move forward on the policy and let staff bring back a more precise policy.*

*Supervisor Spering commented on cessation programs and the need to phase in the policy instead of direct implementation, noting that there should be areas designated for smoking that individuals can stay away from. He then noted that things were moving too quickly and taking away rights for this group of smokers.*

**Supervisor Thomson made a motion to approve the initial allocation of \$52,600 for signage; public education; and smoking cessation classes for the public from the General Fund out of the General Services Department Budget (\$36,000) and the General Expenditures Budget (\$16,600) for FY2014/15. The motion was seconded by Supervisor Hannigan. The vote was a tie vote of 2-2, with Supervisor Spering and Seifert voting no. By agreement, this item will be continued to the meeting of May 5, 2015. (Rule 3(l).)**

## RECESS

*This meeting of the Solano County Board of Supervisors recessed at 12:10 p.m. and reconvened at 2:00 p.m. Present were Supervisors Seifert, Spering, Thomson and Chairwoman Hannigan. Supervisor Vasquez was excused. Chairwoman Hannigan presided.*

## 2:00 P.M.

20

**[15-0291](#)**

Receive presentation by Solano Community Development LLC (Kenwood Investments LLC and JMA Ventures LLC) on their submittal to the Solano360 Request for Qualifications dated March 13, 2015 and provide staff direction on the next steps to negotiate an Exclusive Right to Negotiate for development on the Solano County Fairgrounds Property located in Vallejo, California

*Attachments:*     [A - Request for Qualifications](#)  
                          [B - Proposal Summaries](#)  
                          [C - Response to RFQ](#)  
                          [Presentation](#)  
                          [Minute Order](#)

*Assistant County Administrator Nancy Huston introduced the item.*

*Supervisor Thomson asked who the other company was that submitted a*

*proposal.*

*Ms. Huston noted that the other submitter was Extreme Sports Production.*

*Municipal Resource Group representative Tom Sinclair provided the Board with an overview of the submittal by Solano Community Development LLC and noted that representatives from Extreme Sports Production were in the audience.*

*Darius Anderson, representing Solano Community Development, LLC, provided the Board with an overview of their submittal to the Solano360 Request for Qualifications.*

*Supervisor Spering asked for more information on what the process would be over the next 6 months.*

*Mr. Anderson provided information on the next steps to include a monthly benchmark, conducting a market study and holding discussions and interviews with each Supervisor and various vendors to gather information, interest and concerns with the project.*

*Supervisor Spering commented on the need for the County to be the master developer on the project. He also commented on the importance of parking for Six Flags and the need for the project to have an iconic feature. Lastly, he commented on challenges and opportunities with highway interchanges near the fairgrounds.*

*Mr. Anderson advised that the details regarding the master developer would need to be looked at and understood and commented on collaboration for the project. He also commented on the company's experience using iconic artwork in their projects.*

*In response to questions from Supervisor Seifert, Ms. Huston provided the Board with information on the RFQ process and pre-submittal conferences. She noted that the main reason behind the low response was because the County was only ground leasing the property and not selling it.*

*Mr. Sinclair noted that feedback received by a couple of developers he spoke with included concerns about the ground lease issue and concerns about having to be a master developer of the entire property as opposed to being a developer of the private purpose areas only.*

*Supervisor Seifert commented on receiving only one proposal and noted that there was an expectation for the Board to review at least three proposals.*

*Ms. Huston commented on past Board discussions regarding bringing a maximum of three proposals back to the Board for consideration as part of*

*the RFQ process, however the County received only one solid proposal from a firm with experience and strong financials.*

*Supervisor Seifert commented on the property and noted that a shopping center would not be a good use for the project.*

*Mr. Anderson commented on their experience working with difficult projects, leases and government agencies. He also commented on ensuring there are other things to compliment what's going on around the area, creating a good balance of development and drawing people to the property.*

*Supervisor Seifert asked for more information on the recommendation in the proposal for additional housing.*

*Mr. Anderson commented on keeping the property engaged at night by incorporating residential over retail and noted that more work would need to be done around the housing piece.*

*Supervisor Seifert asked for clarification on the concept of using a larger department store as an anchor and noted that this was not something that was wanted.*

*Mr. Anderson commented on using the market study to gage which concepts would be the best way to develop the property.*

*Supervisor Seifert asked about the "Fair of the Future" concept and noted a need to retain a local county fair component.*

*Mr. Anderson commented on retaining the county fair look while utilizing a smaller space and noted that experts would likely have to be brought in to assist with developing that component.*

*Supervisor Seifert commented on funding of entitlements.*

*Supervisor Thomson commented on the cost of the proposal and cost to taxpayers.*

*Ms. Huston noted that staff was estimating about \$93M for roads and public infrastructure.*

*Mr. Anderson noted that taxpayers would benefit from the variety of mixed uses on the property including housing, transportation, and tax benefits. He also noted that they would work with staff to focus on benefits to taxpayers as they worked through the development process.*

*Chairwoman Hannigan commented on the proposal and the additional housing concept. She recommended using the description of "market rate" housing instead of "affordable housing". She then asked about the timeline of the RFQ.*

*Ms. Huston noted that the RFQ timeline provided for this item to come back to the Board on May 5th for the authority to negotiate the ERN (Exclusive Right to Negotiate).*

*Chairwoman Hannigan asked that staff provide recommendations for parameters of what the ERN would be.*

*Ms. Huston noted that staff would only be seeking authority to begin the process and would not be able to develop a Term Sheet that day. She advised that the staff report contained an outline of information that may be included in the Term Sheet to be negotiated between the parties.*

*In response to a question from Supervisor Seifert, Mr. Sinclair advised that a six month ERN period would allow staff to come back with items such as a schedule of events, enhance entitlements, a Term Sheet with basic terms of the development of the property and the ground lease of the parcels, etc. that covered all of the important business points of the project. He noted that these items would be part of a package at the conclusion of a 6 month ERN period. He further noted that the ERN would lock the two parties in so that there was not any negotiating with anyone else regarding the property. Lastly, he advised that this type of project was unique and would take a unique developer that has experience in public-private partnership, retail, housing, entertainment, the fair and access to shared parking and that would develop the infrastructure, build the vertical and operate the project at the end of the day.*

*In response to questions from Supervisor Spering, Deputy County Counsel Bernadette Curry advised that staff would be within legal rights to begin to negotiate the ERN agreement at this time if the Board directed them to do so. She also noted that the ERN agreement could also come back before the Board for approval.*

*Supervisor Spering commented on the need to get the negotiations started quickly to incorporate the important points brought up by the supervisors. He also commented on the need for the County to be the master developer, managing all of the various components of the property, working with regulatory agencies and the City of Vallejo, and ensuring that County experts and staff could assist where needed.*

*Ms. Corsello noted that the Board could direct staff to begin the six month period and expect a report back outlining the deliverables along the way, with a final agreement coming back to the Board at the conclusion of the period.*

*Supervisor Spering advised that in order to save time, he would like the Board to give staff approval to do the ERN and have them report back to the board on the framework being worked on.*

*Ms. Curry commented on the length of time to work through details. She advised that the County could enter into the six month ERN agreement that day and provide the Board with milestone updates and a report back to the*

*Board no later than six months.*

*In response to a question from Supervisor Spering, Mr. Anderson commented on the amount of complicated issues to be worked on and advised that the six month period was acceptable but that a nine month period would be more ideal. He then noted that they were willing to start immediately.*

*Supervisor Spering noted that a nine month period would be agreeable to him if that was what was needed.*

*Supervisor Thomson also commented on the need to get started and supported an extension of time if six months wasn't long enough.*

*Supervisor Seifert noted that the ERN was a contract itself and asked at what point the Board would approve the ERN's terms.*

*Ms. Curry noted that the direction from the Board so far included a delegation of authority to authorize staff to enter into a nine month period to negotiate with SCD. She also noted that SCD would conduct the market study during this period as well and that once the period was over, staff would bring back the terms of the necessary development agreements for Board approval.*

*Supervisor Seifert noted concerns with delegating authority to staff for the terms of the ERN and asked that the ERN agreement come back to the Board at the next regular meeting.*

*Ms. Corsello advised that staff would need a vote from the Board with final direction on how to proceed. She noted that the options were to either delegate authority to staff for the ERN agreement and to start the nine month period or to bring the ERN agreement back to Board to review and then enter into the nine month period once the agreement had been approved.*

*Supervisor Thomson made a motion to delegate authority for the ERN agreement to staff and return to the Board in six months.*

*Chairwoman Hannigan noted that many of the basic terms were laid out in page two of the staff report.*

*Supervisor Seifert noted a need for the ERN agreement to be approved by the Board.*

*Supervisor Spering asked if there was a way for the documents to come back to the Board.*

*Chairwoman Hannigan noted that the ERN is not the final permanent agreement.*

*Ms. Curry noted that all that the County would be obligating to with the execution of the ERN was that the County would not conduct another RFQ or work with anyone else during the ERN period and that SCD would have exclusive rights to the materials and studies that had been prepared over the past years. She advised that the risk was on the developer's behalf because they would be conducting outreach and conducting necessary market studies during the ERN period without any obligation from the County that there would be anything further than an ERN. Lastly, she advised that staff would be bringing back a Term Sheet for the Board's approval after the ERN period concluded.*

*In response to a question from Supervisor Seifert, Chairwoman Hannigan noted that the staff report included an alternative for the Board to choose to authorize the negotiation of the ERN immediately.*

*Mr. Sinclair provided the Board with a description of a basic ERN document.*

*Supervisor Seifert advised that the ERN agreement should come back to the Board for approval at the next meeting.*

*Mr. Sinclair commented on typical terms of the Term Sheet that would come back to the Board at the conclusion of the ERN period.*

*Supervisor Thomson changed his motion to specify an ERN period of nine months.*

*Chairwoman Hannigan asked how updates on the ERN process would be given by staff.*

*Ms. Huston noted that staff would bring periodic updates back to the Board and that the Solano360 Implementation Committee would be providing feedback as well.*

*Chairwoman Hannigan 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 the number of submittals for the project and the cost to taxpayers.*

**On motion of Supervisor Thomson, seconded by Supervisor Sperring, the Board authorized staff to negotiate a 9-month Exclusive Right to Negotiate (ERN) for development on the Solano County Fairgrounds Property located in Vallejo, California; And directed staff to return to the Board with periodic updates during the ERN period and a Term Sheet after the ERN period had concluded. Supervisor Seifert voted no. So ordered by 3-1 vote.**

**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 Thomson reported on the recent softball game between Solano County and the City of Fairfield.*

*B. Supervisor Spering requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Ron Clarke, a former active member of the Fairfield community.*

*County Counsel Dennis Bunting and Supervisor Thomson also commented on their memories of Mr. Clarke and his contributions to the community and particularly women's softball.*

*C. Chairwoman Hannigan noted that Supervisor Vasquez had submitted a request that this meeting of the Solano County Board of Supervisors be adjourned in memory of Richard "Dickie" McLean, an active member of the Dixon community.*

*D. Chairwoman Hannigan noted that Supervisor Vasquez had submitted a request that this meeting of the Solano County Board of Supervisors be adjourned in memory of Douglas Arthur BremPELL, an active member of the Vacaville community.*

**ADJOURN:**

*This meeting of the Solano County Board of Supervisors adjourned at 3:30 p.m. in memory of Ron Clarke, Richard "Dickie" McLean and Douglas Arthur BremPELL. Next meeting of the Solano County Board of Supervisors will be April 28, 2015 at 8:30 a.m., Board Chambers, 675 Texas Street, Fairfield, California.*

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ERIN HANNIGAN, Chairwoman  
Solano County Board of Supervisors

BIRGITTA E. CORSELLO, Clerk  
Solano County Board of Supervisors

By \_\_\_\_\_  
Jeanette Bellinder, Chief Deputy Clerk