



**CITY OF FAIRFIELD
FAIRFIELD CITY COUNCIL
REGULAR MEETING
TUESDAY, MARCH 16, 2021; 6:00 PM
VIA TELECONFERENCE**

MINUTES

CALL TO ORDER

Mayor Harry T. Price called the meeting to order at 6:00 p.m.

ROLL CALL

On roll call were Councilmembers Pam Bertani, Catherine Moy, Doriss Panduro, Chuck Timm, and Scott Tonnesen; Vice-Mayor Rick Vaccaro, and Mayor Price.

INVOCATION

Pastor Anne Choy of Community United Methodist Church gave an invocation.

PLEDGE OF ALLEGIANCE

Vice-Mayor Vaccaro led the Pledge of Allegiance.

COUNCIL REPORTS

Councilmembers Bertani and Tonnesen had nothing to report.

Councilmember Moy stated in honor of Women's History Month, she wanted to recognize the seven female Councilmembers that have served the City of Fairfield over the past 100 years, including the only female Mayor, Karin McMillan.

Councilmember Panduro thanked the Public Works Department staff for the recent tour she and Councilmember Tonnesen were given of the Waterman Water Treatment Plant. She stated she was extremely impressed with the staff, the facility, and the amazing quality of water in Fairfield.

Councilmember Timm thanked Caltrans, CHP, and City of Fairfield's HEART and HIT teams who were involved with the cleanup of the homeless encampments under the freeway overpass at W. Texas Street and Oliver Road. He stated it had become a dangerous situation and he was grateful to all involved in the cleanup.

Vice-Mayor Vaccaro read a proclamation entitled "Education and Sharing Day," proclaiming March 24, 2021 as the day it is celebrated nationally. The day was established by the United States Congress in honor of the Rebbe, Rabbi Menachem Menel Schneerson. Next, he thanked City Manager Stefan Chatwin for arranging for him to meet with former Armijo High School students, along with Director of Parks & Rec Kristina Chamberlin and Recreation

Coordinator Ryan Olsen regarding working with local youth.

Mayor Price reported that three female jet pilots at Travis Air Force Base would conduct an all-female flight crew from the 6th Air Refueling Squadron flying a routine training mission March 25, 2021, in honor of Women's History Month.

CITY MANAGER REPORT

City Manager Chatwin reported that since Solano County is still in the Red Tier with respect to COVID-19, he and staff recommend waiting to have in person Council meetings until the County is in the Orange Tier, which would allow for a slight increase in the number of people allowed in the Council Chamber. He stated he would keep them informed as things change in the next few weeks.

Next, he reported that due to several members of the public criticizing the scoring process completed by HdL of the 14 applicants who applied for cannabis retail marketing permits, HdL performed an audit and discovered they had scored applicants incorrectly. The top five finalists who presented to council on March 2, 2021, were not necessarily the top five out of the total 14 applicants. Therefore, the process must be redone. He stated that the contract with HdL has been terminated and that they will refund the City's money. Therefore, Chatwin requested that Item 22 be moved to the beginning of the meeting before Consent Calendar, so they could discuss a resolution going forward.

CITY ATTORNEY REPORT

City Attorney Greg Stepanicich had nothing to report from closed session.

CITY CLERK REPORT

City Clerk Karen Rees congratulated the Women of Influence who won awards at the Soroptimist International of Central Solano County Club Women Making a Difference online meeting today. The following women were recognized: Mayrene Bates, Ruby Award; Valeria Gonzalez, Violet Richardson Award; Kenisha Hayes, Live Your Dream Award winner; Ka Yang, and Rita Zughbaba, Live Your Dream Award runners-up.

PRESENTATIONS

1. Mayor Price and Chief of Fire Tony Velasquez recognized Paramedic/Firefighter Chase Diaz, Fire Captain Jerry Pagala, and Fire Engineer Chris Gabbart, along with Coach Sankey of Fairfield-Suisun Unified School District, for saving the life of a fifteen-year-old student on February 9, 2021, who collapsed on a basketball court.
2. Assistant City Manager David Gassaway introduced Dr. Robert Eyler of Economic Forensics and Analytics, who gave an Economic Development Strategic Plan Update - Effects of COVID-19 on the Local Economy.

PUBLIC COMMENTS

Kam Holzendorf spoke about Ledgewood Creek Trail cleanups and invited Council to participate.

22. Continued Public Hearing; and Discuss, Consider and Take Action to (1) Award Preliminary Approval to Operate a Commercial Cannabis Retail Business in the City to Two Finalists, (2) Direct Staff to Prepare a Resolution for Adoption that Authorizes the City Manager to Issue a Commercial Cannabis Retail Permit to Operate a Commercial Cannabis Retail Business in the City to each of the Two Selected Finalists in Accordance with the Requirements and Procedures for Operation in Fairfield Municipal Code Chapter 10E and Any Conditions of Approval, and (3) Provide Direction to Staff in Identifying any Additional Conditions of Approval, Such as Community Benefits, to be Included with the Resolution Authorizing the Issuance of a Commercial Cannabis Retail Permit

Senior Planner Amy Kreimeier presented a plan to move forward with item 22 due to the scoring errors made by HdL, which would include revised and detailed procedures that staff would present at the April 6, 2021 council meeting, allowing the nine applicants that have not presented to be allowed to do so at proposed special meetings to be held on April 28 and April 29. City Attorney Stepanicich stated that the council could also choose to hear all 14 presentations and basically start the process over.

After a lengthy discussion, Vice-Mayor Vaccaro made a motion to continue the public hearings on cannabis to the special meetings of April 28 and April 29, and possibly continuing to May 4, 2021 at the regular council meeting, giving each applicant 15 minutes to present; in addition, City Council terminated HdL's contract immediately and expects a full refund. Councilmember Timm seconded the motion. By a roll call vote, the motion carried 6-1, with Councilmember Bertani voting no.

CONSENT CALENDAR

All matters listed on the Consent Calendar are to be approved with one motion unless a member of the Council or the public requests that separate action be taken on a specific item.

3. 2020 Annual Report on the General Plan
4. Heart of Fairfield - Resolution 2021-46 of the City Council of the City of Fairfield Authorizing the City Manager to Execute a Professional Services Agreement between the City of Fairfield and Quincy Engineering for Construction Support Services for the West Texas Street Gateway Improvement Project
5. Resolution 2021-47 of the City Council of the City of Fairfield Approving Amendments to the City of Fairfield Conflict of Interest Code
6. Resolution 2021-48 of the City Council of the City of Fairfield Approving an Agreement with SCB Brokers, LLC for the Purchase of Renewable Energy Credits

7. Resolution 2021-49 of the City Council of the City of Fairfield Authorizing a Task Order for DKSAAssociates to provide Engineering and Design Services related to the Adaptive Traffic Signal Control Project

8. Resolution 2021-50 of the City Council of the City of Fairfield Approving the Final Map and Authorizing Execution of the Subdivision Improvement Agreement for the Villages at Fairfield –Village II – Lot 3 Subdivision; and

Resolution 2021-51 of the City Council of the City of Fairfield Authorizing Execution of the Landscape Improvement Agreement for the Villages at Fairfield – Village II – Lot 3 Subdivision

9. Resolution 2021-52 of the City Council of the City of Fairfield Approving the Final Map and Authorizing Execution of the Subdivision Improvement Agreement for the Villages at Fairfield –Village II – Lot 4 Subdivision; and

Resolution 2021-53 of the City Council of the City of Fairfield Authorizing Execution of the Landscape Improvement Agreement for the Villages at Fairfield – Village II – Lot 4 Subdivision

10. Resolution 2021-54 of the City Council of the City of Fairfield Rejecting All Bids for the North Texas Street Water Main Replacement and Overlay East Travis Boulevard to Air Base ParkwayProject

11. Resolution 2021-55 of the City Council of the City of Fairfield Approving the Purchase and Sale Agreement between the City of Fairfield and Gregory A. Tonnesen, Trustee of the Gregory A. Tonnesen Trust, Nick Charles Ramirez and Margaret Lee Tonnesen-Ramirez, Trustees of the Tonnesen-Ramirez Family Trust, and Margaret Tonnesen-Ramirez, Trustee of the Lois Tonnesen Trust FBO David Carl Williams for the Properties Located at 640-646 Broadway Street (APNs:0030-291-090 & 100)

Councilmember Tonnesen stated he would abstain from Item 11 as it involved his family members and could be a potential conflict of interest.

12. Resolution 2021-56 of the City Council of the City of Fairfield Approving an Agreement with the North Texas Street Business Association for Calendar Year 2021 Operation and Administration of the North Texas Street Business Improvement District

13. Second Reading and Adoption of Ordinance 2021-02 of the City Council of the City of Fairfield Amending Section 25.38 (Density Bonus) of the Fairfield Municipal Code to Adopt Regulations to Conform with State Density Bonus Law (California Government Code Section 65915)

14. Second Reading and Adoption of Ordinance 2021-03 of the City Council of the City of Fairfield Amending Chapter 25, Article I of the Fairfield City Code (Also known as the Zoning Ordinance of the City of Fairfield) Amending the Zoning Map of the City of Fairfield to Rezone Two Parcels

at the Southwest Corner of Peabody Road and Cement Hill Road from IL (Limited Industrial) (APN: 0170-250-030 and -040) to CN (Neighborhood Commercial)

Councilmember Vaccaro made a motion to approve the Consent Calendar as presented. Councilmember Timm seconded the motion. Councilmember Tonnesen abstained on item 11 due to a potential conflict of interest as it involved a family member. By a roll call vote, the motion passed unanimously.

NEW BUSINESS

15. Economic Development Manager Dwayne Dalman recommended that council approve the Heart of Fairfield – Resolution 2021-57 of the City Council of the City of Fairfield Authorizing the City Manager to Execute a Professional Services Agreement Between the City of Fairfield and Pacific Coast Farmers' Market Association to Serve as the Operator for a New Downtown Fairfield Farmers' Market for a Period of Three Years Starting June 2021.

Raymond Courtemanche spoke on item 15.

Executive Director of Pacific Coast Farmers' Market Association gave a presentation.

After discussion, Councilmembers Bertani and Moy stated that the day of the week of the Farmers' Market be changed, as Sunday was a day for worship.

Councilmember Tonnesen made a motion to approve Resolution 2021-57. Councilmember Timm seconded the motion. Councilmembers Bertani and Moy voted no. By a roll call vote, the motion passed 5-2.

16. Assistant Public Works Director Ryan Panganiban recommended that council approve the First Reading and Introduction of Ordinance 2021-04 of the City Council of the City of Fairfield Adding a New Section 16.32 to Chapter 16, Article VI to the Fairfield Municipal Code Related to the Approval of Plans and Designs; and

First Reading and Introduction of Ordinance 2021-05 of the City Council of the City of Fairfield Amending Section 11.2.1 of the Fairfield Municipal Code to Update the Powers and Duties of the Traffic Engineer.

Councilmember Bertani made a motion to waive the full reading of Ordinance 2021-04, read by title only, and introduce the ordinance for first reading. Vice-Mayor Vaccaro seconded the motion. By a roll call vote, the motion carried unanimously.

Councilmember Bertani made a motion to waive the full reading of Ordinance 2021-05, read by title only, and introduce the ordinance for first reading. Councilmember Moy seconded the motion. By a roll call vote, the motion carried unanimously.

17. Appointment of Councilmember Representative and Alternate to the Governing Board of the Tri-City and County Cooperative Planning Group for Open Space and Agricultural Preservation (Solano Open Space)

Mayor Price made a motion to appoint Councilmember Tonnesen, and Councilmember Panduro as an alternate, to the Governing Board of the Tri City and County Cooperative Planning Group for Open Space and Agricultural Preservation (Solano Open Space). Councilmember Timm seconded the motion. By a roll call vote, the motion carried unanimously.

18. City Manager Chatwin opened a discussion and asked for direction of the City Council of the City of Fairfield to Create a Clergy Action Network and to establish its purpose.

City Manager Chatwin thanked Councilmember Bertani for bringing this important item forward. Councilmember Bertani thanked the city manager, along with Executive Assistant Kelly Ballard and staff for their diligent work on this issue.

After a lengthy discussion, Councilmember Moy made a motion to establish a City of Fairfield Clergy Action Network "CAN". Vice-Mayor Vaccaro seconded the motion. By a roll call vote, the motion passed unanimously.

PUBLIC HEARINGS

19. Economic Development Manager Dalman recommended that council open the public hearing; and approve Resolution 2021-58 of the City Council of the City of Fairfield Levying an Assessment for Calendar Year 2021 for the North Texas Street Business Improvement District

Mayor Price opened the public hearing.

Interim Director of the North Texas Street Business Association, Debi Tavey, gave a presentation.

Mayor Price closed the public hearing.

Councilmember Bertani made a motion to approve Resolution 2021-58. Councilmember Tonnesen seconded the motion. By a roll call vote, the motion carried unanimously.

20. Planning Division Manager Dave Feinstein recommended that council open the public hearing; and approve the First Reading and Introduction of Ordinance 2021-06 of the City Council of the City of Fairfield Amending Article V of Chapter 2 of the Fairfield Municipal Code to Modify the Term for Planning Commissioners and to Establish an Attendance Requirement.

Mayor Price opened the public hearing.

Planning Commissioner Lerecia Evans spoke on item 20.

Mayor Price closed the public hearing.

After a lengthy discussion, City Attorney Stepanicich stated the item would be brought back

as a revised resolution under new business at the April 6, 2021 meeting.

21. Senior Planner Amy Kreimeier recommended to Council that it open the public hearing; and hear Presentation and Discuss, Consider and Take Action to (1) Award Preliminary Approval to Operate a Commercial Cannabis Manufacturing Business in the City to One Finalists, (2) Direct Staff to Prepare a Resolution for Adoption that Authorizes the City Manager to Issue a Commercial Cannabis Manufacturing Permit to Operate a Commercial Cannabis Manufacturing Business in the City to the Selected Finalist in Accordance with the Requirements and Procedures for Operation in Fairfield Municipal Code Chapter 10E and Any Conditions of Approval, and (3) Provide Direction to Staff in Identifying any Additional Conditions of Approval, Such as Community Benefits, to be Included with the Resolution Authorizing the Issuance of a Commercial Cannabis Manufacturing Permit.

Mayor Price opened the public hearing.

Mayor Price closed the public hearing.

After a lengthy discussion, Councilmember Moy made a motion to bring this item back at a future public hearing that will be noticed and separate from the retail cannabis hearings. Councilmember Bertani seconded the motion. By a roll call vote, the motion passed unanimously.

THE MEETING WAS ADJOURNED AT 9:23 P.M. TO TUESDAY, APRIL 6, 2021, 6:00 P.M.

City Clerk

Mayor