



**CITY OF FAIRFIELD  
CITY COUNCIL  
REGULAR CONCURRENT MEETING  
TUESDAY, JUNE 15, 2021; 6:00 PM  
COUNCIL CHAMBER, 1000 WEBSTER STREET, FAIRFIELD, CA 94533**

**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 (by phone), Catherine Moy, Doriss Panduro, Chuck Timm, and Scott Tonnesen, Vice Mayor Vaccaro, and Mayor Price.

**INVOCATION**

Mayor Price gave an invocation.

**PLEDGE OF ALLEGIANCE**

Councilmember Moy led the Pledge of Allegiance.

**COUNCIL REPORTS**

Councilmember Panduro thanked Captain Hornbrook, and Undersheriff DeWall of Solano County Sherriff's Office for taking Councilmember Tonnesen and she on a tour of the jails; she stated it was very interesting and educational.

Councilmember Tonnesen reported he attended the grand opening of Dave & Buster's, and that the food was delicious. He said it is a fantastic venue; he also enjoyed playing a few games!

Councilmember Bertani called in from home and urged everyone to get vaccinated. She stated she was initially skeptical, but had changed her mind. She was vaccinated at St. Stephen's CME Church. She spoke of the danger of the COVID-19 variants that were still causing illness and death. She reported that the next Clergy Action Network (CAN) meeting would be held on Tuesday, June 22, at 3 p.m. in Willow Hall.

Councilmember Timm welcomed everyone to the new Council Chamber and said it was great that California is starting to resume normal business again after the COVID-19 safety protocols were in place. He also commented on the nice grand opening of Dave & Buster's and how nice it was to see people out enjoying themselves.

Councilmember Moy reported she attended the opening of the Farmers' Market and she

invited the community to visit the weekly market to get fresh produce and veggies every Thursday afternoon. Next, she urged people to be careful as a nasty fire season is upon us once again, stating that Fairfield has already experienced more fires than last year at this time due to drought conditions. Some of these fires were started by homeless people, and she asked if staff could place this topic on a future agenda for Council to discuss. Lastly, she shared that a homeless man named Marty Clifford, was sadly killed by a truck accidentally last weekend. She asked the mayor to adjourn the meeting in his memory.

Vice Mayor Vaccaro stated it was nice to see people again in the new chamber, since council meetings had been held virtually or at the FSUSD Board Room for the past sixteen months during the remodel. He thanked Public Works staff for restriping Cement Hill Road, as residents had complained to him about the lack of parking in that area.

Next, he reported he attended the raising of the pride flag at the City of Fairfield on June 2 in recognition of Pride Month; he stated it was a privilege to be there. He reported he and Mayor Price attended the ground-breaking of the One Lake Family Apartments, an affordable housing complex which is needed in the city. Lastly, he asked people to remember the importance of Juneteenth (June 19), a holiday celebrating the emancipation of those who had been enslaved in the United States.

Mayor Price thanked everyone for attending the ribbon cutting ceremony before the Council meeting and stated it is a new beginning for the city. He reminded everyone to attend the July 4 Parade. He thanked Superintendent Kris Corey for the school district's hospitality during the pandemic.

#### **CITY MANAGER REPORT**

City Manager Stefan Chatwin reported that the Farmers' Market would be cancelled on June 17 due to an expected temperature of 106 degrees! He thanked employee LeShune Beck for keeping the Chamber clean during all of the in-person meetings and stated he truly appreciates her efforts.

Director of Parks & Recreation, Kristina Chamberlin, invited the community to attend the July 4 Parade and Family Activities. She reported that the Budweiser Clydesdale horses would be in the parade for the very first time, and that there were 30 other parade entries so far.

#### **CITY ATTORNEY REPORT**

City Attorney Greg Stepanicich had nothing to report.

#### **CITY CLERK REPORT**

City Clerk Karen Rees reported that Virginia Holsworth of Laurel Creek Beavers held a cleanup. She thanked Linda Elkins for her daily cleanups of her section of Laurel Creek and Christine Kucula for adopting a section of Laurel Creek. She stated volunteers are needed for July 4 Parade; she thanked Kam Holzendorf and Ana Petero for signing up to volunteer.

## **PRESENTATIONS**

1. PAL Board President Sergeant John Divine presented PAL Students of the Month for January Through April 2021: Oswaldo Azvedo, Enrique Prado, Kyle Flourno, and Amiya Simms were recognized.
2. Vice Mayor Vaccaro presented a Proclamation to FSUSD Superintendent of Schools Kris Corey, declaring June 15, 2021, as Fairfield-Suisun Unified School District Appreciation Day.

## **PUBLIC COMMENTS**

Kam Holzendorf asked if the city could place more trash bins to help curb the trash problem.

Jeff Trager spoke about upcoming events at the Downtown Theatre.

## **Convened the Joint Meeting of the City Council and Housing Authority at 6:37 p.m.**

**City Clerk Rees read the following statement: The holding of a joint meeting of the City Council and Housing Authority entitles the Councilmembers to receive additional compensation of \$35 for attending this joint meeting.**

**The meeting was adjourned at 7:11 p.m.**

**Reconvened meeting of the City Council at 7:12 p.m.**

## **CONSENT CALENDAR**

4. Resolution 2021-131 of the City Council of the City of Fairfield to Suspend Competitive Bidding and Authorizing the City Manager to Purchase a Replacement Water Tender Truck
5. Resolution 2021-132 of the City Council of the City of Fairfield Authorizing the City Manager to Execute a Right of Entry and License Agreement for Accessing Property Owned by the City of Fairfield for A Temporary Water Line at Paradise Valley Reservoir
6. Resolution 2021-133 of the City Council of the City of Fairfield Approving the 2020 City of Fairfield Urban Water Management Plan (UWMP)
7. Resolution 2021-134 of the City Council of the City of Fairfield Incorporating a List of Projects Funded by SB 1: The Road Repair and Accountability Act for Fiscal Year 2021-22
8. Resolution 2021-135 of the City Council of the City of Fairfield Declaring Its Intention to Vacate a Portion of Red Top Road and Setting a Public Hearing Thereon
9. Resolution 2021-136 of the City Council of the City of Fairfield Approving the Final Map and Authorizing Execution of the Subdivision Improvement Agreement for the Monte

Verde Subdivision; and

Resolution 2021-137 of the City Council of the City of Fairfield Authorizing Execution of the Landscape Improvement Agreement for the Monte Verde Subdivision; and

Resolution 2021-138 of the City Council of the City of Fairfield Ordering the Summary Vacation of a Portion of Dobe Lane, Declaring Said Vacated Land to be Exempt Surplus Land, and Authorizing Conveyance of Said Vacated Land

Vice-Mayor Vaccaro made a motion to approve the Consent Calendar as presented. Councilmember Moy seconded the motion. By a roll call vote, the motion carried unanimously.

## **NEW BUSINESS**

10. Minute Action Approving Mayor's Appointment to the Youth Commission, Planning Commission, and Rockville Hills Regional Park Citizen Advisory Committee

Councilmember Timm made a motion to approve the mayor's appointments. Councilmember Moy seconded the motion. By a roll call vote, the motion carried unanimously.

City Clerk Rees administered the Oath of Office to the following: Planning Commissioners Shawn Smith and Tina Werblin; and Youth Commissioner Annilyn Rielle Martinez. Rockville Hills Regional Park Citizen Advisory Committee Member, Nichole O'Connell, was absent.

Mayor Price recused himself for item 11, as he had a potential conflict of interest, due to property ownership less than 1,000 ft. from Embarc.

11. Senior Planner Amy Kreimeier recommended to Council that it approve Resolution 2021-139 of the City Council of the City of Fairfield Approving Issuance of a Commercial Cannabis Retail Business Permit to J.J.V.I. Enterprises Inc. Subject to Conditions and in Accordance with the Requirements and Procedures of Fairfield Municipal Code Chapter 10E; and

Resolution 2021-140 of the City Council of the City of Fairfield Approving Issuance of a Commercial Cannabis Retail Business Permit to Responsible and Compliant Retail Fairfield LLC Subject to Conditions and in Accordance with the Requirements and Procedures of Fairfield Municipal Code Chapter 10E; and

Resolution 2021-141 of the City Council of the City of Fairfield Approving Issuance of a Commercial Cannabis Manufacturing Business Permit to 3Bros Fairfield Subject to Conditions and in Accordance with the Requirements and Procedures of Fairfield Municipal Code Chapter 10E.

Councilmember Moy made a motion to approve Resolution 2021-139. Councilmember Tonnesen seconded the motion. By a roll call vote, the motion carried unanimously.

Councilmember Timm made a motion to approve Resolution 2021-140. Councilmember Moy seconded the motion. By a roll call vote, the motion carried unanimously.

Councilmember Moy made a motion to approve Resolution 2021-141. Councilmember Panduro seconded the motion. By a roll call vote, the motion carried unanimously.

Mayor Price returned to the dais.

## **PUBLIC HEARINGS**

12. Assistant City Manager David Gassaway recommended that Council open the public hearing; and approve the First Reading and Introduction of Ordinance 2021-11 of the City Council of the City of Fairfield Amending Chapter 12A and Section 12.17 of the Fairfield Municipal Code (Also Known as Special Events Ordinance of the City of Fairfield) to Clarify the Application Process for Special Event Permits and to Amend Insurance and Indemnity Requirements; and

First Reading and Introduction of Ordinance 2021-12 of the City Council of the City of Fairfield Amending Section 25.1405 of Chapter 25, Article X of the Fairfield Municipal Code (Also Known as Noise Regulations of the City of Fairfield) to Amend Exemptions to Said Noise Regulations.

Mayor Price closed the public hearing. There were no requests to speak. Mayor Price closed the public hearing.

Councilmember Timm made a motion to waive the full reading of Ordinance 2021-11, 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.

Councilmember Moy made a motion to waive the full reading of Ordinance 2021-12, 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.

13. Public Hearing; and First Reading and Introduction of an Ordinance of the City Council of the City of Fairfield Amending Various Sections of Chapter 25, Article I of the Fairfield Municipal City Code (Also Known as the Zoning Ordinance of the City of Fairfield) Permitting and Regulating "Tiny Homes"; Correcting the Regulations for Junior Accessory Dwelling Units (JADU) to Require Owner Occupancy and a Covenant as Mandated by State Law; Addressing Setback Regulations for Small Lot Developments; Amending Height Restrictions for Multi-Family Development in the High Density Residential (RH), Heart of Fairfield West Texas Street (HWT), Heart of Fairfield Downtown Commercial (HD), and Downtown Commercial Core (HDC) Zoning Districts; Clarifying the Regulations Governing Single Family Dwellings in the RH Zoning District; Amending the Mixed-Use Regulations to Include the Office Commercial (CO) and Neighborhood Commercial (CN) Zoning Districts; Conditionally Permitting Specialty Tobacco Retailers in the HDD and HDC Zoning Districts; Requiring a Conditional Use Permit in the Community Commercial (CC) Zoning District for Automotive Maintenance and Minor Repair; and Amending the Timeframe for Interim Use Permits for Nonconforming Uses in the

Train Station Specific Plan Area; and

First Reading and Introduction of an Ordinance of the City Council of the City of Fairfield Amending Section 7.5 of the Fairfield Municipal Code to Require Undergrounding of Transformers Within the Train Station Specific Plan Area; and

Resolution of the City Council of the City of Fairfield Amending the Heart of Fairfield Plan to Correct the Land Use Designation for Midway Court (APN 0028-172-480) from Regional and Highway Commercial (CR) to Residential Low Medium (RLM)

City Attorney Stepanicich advised that this item needed to be continued to July 6, 2021.

Councilmember Moy made a motion to continue the public hearing on July 6, 2021. Councilmember Timm seconded the motion. By a roll call vote, the motion carried unanimously.

**ADJOURNED AT 7:34 P.M. IN MEMORY OF HOMELESS RESIDENT MARTY CLIFFORD, WHO SADLY LOST HIS LIFE ON JUNE 12, TO TUESDAY, JULY 6, 2021, 6:00 P.M., COUNCIL CHAMBER.**

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City Clerk

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Mayor