CITY OF FAIRFIELD
FAIRFIELD CITY COUNCIL
CONCURRENT MEETING
TUESDAY, AUGUST 15, 2023; 6:00 PM
COUNCIL CHAMBER, 1000 WEBSTER STREET, FAIRFIELD, CA 94533 OR VIA ZOOM

MINUTES

CALL TO ORDER

Mayor Catherine Moy called the meeting to order at 6:00 p.m.

ROLL CALL

On roll call were Councilmembers Doug Carr, Doriss Panduro, Scott Tonnesen, Rick Vaccaro, and K. Patrice Williams, Vice Mayor Pam Bertani, and Mayor Moy.

INVOCATION

Worship Pastor Lilia Dardon of **I Am Church** gave an invocation.

PLEDGE OF ALLEGIANCE

Councilmember Vaccaro led the Pledge of Allegiance.

COUNCIL REPORTS

Councilmember Williams reported that Thompson's Corner Saloon was defaced by someone who painted racial slurs on the building. She said racial hate is unacceptable and hopes that the person is apprehended. She said Fairfield is one of the top 20 most diverse cities in the United States, and there is no room for hate here.

Councilmember Tonnesen reported that the St. Mark's backpack giveaway event was successful. He encouraged residents to attend the 31st Annual Tomato & Vine Festival in downtown Fairfield on August 19 and 20.

Councilmember Vaccaro said his thoughts and prayers were with the people of Maui, Hawaii, during the devastating fires. He asked for people to try to donate if possible.

Councilmember Panduro reported she attended the Asian Pacific Islander American Public Affairs Association (APAPA) Solano County Chapter 8th Anniversary and Celebration of Young Leaders on August 11. She thanked Chris Lewis in Public Works for hosting Sophia Bernabe, an APAPA intern, this summer. Panduro said seeing so many young leaders in Solano County was great. Next, she thanked Police Chief Dan Marshall for his stellar community engagement—he attended more events over the past weekend than everyone on the dais combined! She thanked the Police staff for always attending community events.

Vice Mayor Bertani thanked all of the churches that participated in the recent Fairfield Clergy Action Network (CAN) event ("A Religious Extravaganza") held at Travis Air Force Base. She shared that it was the first annual event but won't be the last!

Councilmember Carr thanked everyone for attending the meeting. He also thanked Executive Office Manager Kelly Ballard for her great job scheduling his many meetings and events. Next, he thoroughly enjoyed attending National Night Out events on August 1, his first year as a councilmember. He thanked the Police Department for driving them from one event to the next. Lastly, he reported he attended the California Association of Sanitation Agencies August 9-11 in San Diego. He commented that it was very educational.

Mayor Moy thanked Police Officer Cade Beckwith and other staff members for taking kids to buy school supplies recently. During the event, Officer Beckwith encountered a homeless student living in a car with her mother and assisted them in finding housing. She thanked him profusely and said she was grateful for him and his colleagues saving lives daily.

CITY MANAGER REPORT

City Manager David Gassaway introduced new Homeless Services Manager Samantha Burrows, who joined the City of Fairfield on August 14 with over 20 years of experience in the field. Next, he reported that a new auditing firm was hired to audit the LLMD ballot tabulation by NBS Consultants on June 7. Three discrepancies were found after that audit. It was determined a new audit was necessary to preserve the integrity of the process, although the audit results did not change. Wildan Engineering will conduct the audit in the Council Chamber on August 21 at 10 a.m., open to the public. He will report the results to the council in September. Lastly, he stated there were two changes to the agenda. He requested that Items 18 and 20 be pulled from the agenda and brought back to Council in September.

CITY ATTORNEY REPORT

City Attorney Brandi Robinson reported that the council approved a compromise and release settlement in claim no. FFL2300049 in the amount of $90,000. City Council approved the settlement at the closed session meeting of the City Council on July 18, 2023.

1. Settlement Announcement of Worker's Compensation Claim and Release for Marna Rollins in the amount of $90,000 (Claim No. FFL2300049).

CITY CLERK REPORT

City Clerk Karen Rees reported that the newly formed Landscape Oversight Committee still needs Districts 2 and 5 applicants. She shared that two seats are still open on the Youth Commission.

PRESENTATIONS

2. Fairfield 101 Civic Academy Employee Graduation presented by Deputy City Clerk Esther Beavers.

PUBLIC COMMENTS

Jeff Trager spoke about upcoming Downtown Theatre events.

Margaret McQueen requested a new wall be built behind the DMV's Office.

Richard Cruz introduced himself as the representative for Local 180 Carpenter's Union.

William Penn spoke about possibly starting a scholarship for low-income students.

Bret Barner and June Johnsen asked for an update on the peafowl situation in Rolling Hills. City Manager

Gassaway stated staff would report back at the September 5 council meeting.

Beth Hampton made a pro-life statement.

Kelly Grimm thanked Public Works for quick response to the Casa Nova Mobile Home Park. They repainted the wall that was tagged with graffiti.

Convened meeting of the Housing Authority at 6:40 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.

ROLL CALL

On roll call were Commissioners Carr, Panduro, Tonnesen, Vaccaro, Williams, Vice Chair Bertani, and Chair Moy.

HOUSING AUTHORITY CONSENT CALENDAR

3. Resolution HA2023-05 of the Fairfield Housing Authority Approving the Fourth Amendment to the Disposition and Development Agreement by and Among the Fairfield Housing Authority, Affordable Housing Alliance II, Incorporation, and Sutton Place Development Corporation for Land Located at 1600 Woolner Avenue (Parkside Flat), Fairfield, CA

Councilmember Carr made a motion to approve Resolution HA2023-05. Vice Mayor Bertani seconded the motion. The motion carried unanimously (7-0).

Convened meeting of the Successor Agency to the Fairfield Redevelopment Agency Successor Agency at 6:42 p.m.

NEW BUSINESS

4. Director of Finance John Furtado recommended to Council that it approve Resolution SA2023-01 of the Successor Agency to the Fairfield Redevelopment Agency Approving the Issuance of Tax Allocation Refunding Bonds to Refinance Outstanding Bonds of the Former Redevelopment Agency, Approving the Form of and Execution and Delivery of an Indenture of Trust and Other Documents, Requesting Oversight Board Approval of the Issuance of the Refunding Bonds, and Providing Other Matters Relating to the Issuance of the Refunding Bonds.

No one from the public requested to speak.

Mayor Moy made a motion to approve Resolution SA2023-01. Councilmember Carr seconded the motion. The motion carried unanimously (7-0).

Reconvened meeting of the City Council at 6:46 p.m.

CONSENT CALENDAR

5. Approval of Meeting Minutes from July 2023

6. Minute Action Approving the Letter of Support for the City of Benicia's Request to the State Legislature to Increase Solano County's Sales Tax Cap Rate from 9.25% to 9.75%

7. Resolution 2023-206 of the City Council of the City of Fairfield Approving the Response to the 2022-2023 Solano County Civil Grand Jury Report Entitled, "Solano County Emergency Dispatch Report"

8. Resolution 2023-207 of the City Council of the City of Fairfield Updating the Files Management Manual Records Retention Schedule into a Citywide Retention Schedule

9. Resolution 2023-208 of the City Council of the City of Fairfield Authorizing the City Manager to appoint the Homeless Services Manager to the Technical Advisory Committee for the CAP Solano JPA with the Homeless Services Management Analyst as the Alternate

10. Resolution 2023-209 of the City Council of the City of Fairfield Accepting the Subdivision Improvements for the Villages at Fairfield – Village I – Unit 2 Subdivision as Complete

11. Resolution 2023-210 of the City Council of the City of Fairfield Accepting the Subdivision Improvements for the Villages at Fairfield – Village II – Lot 1 Subdivision as Complete

12. Resolution 2023-211 of the City Council of the City of Fairfield Accepting the Subdivision Improvements for the Villages at Fairfield – Village II – Lot 3 Subdivision as Complete

13. Resolution 2023-212 of the City Council of the City of Fairfield Approving the Plans and Specifications, Awarding a Contract to Bear Electrical Solutions, Inc. for the Fairfield Adaptive System Traffic Signal Improvement Project, Federal Aid Project No. HSIPL 5132(050), and Authorizing an Update to the Fiscal Year 2023-2024 Budget

14. Resolution 2023-213 of the City Council of the City of Fairfield Declaring Its Intention to Annex Territory (Brighton Place) to Community Facilities District No. 2012-2 and Authorizing the Levy of Special Taxes Therein for Annexation No. 64

15. Resolution 2023-214 of the City Council of the City of Fairfield Authorizing the City Manager to Execute a Funding Agreement (Regional Transportation Impact Fee) Between the City of Fairfield and Solano Transportation Authority for the Canon Road Rail Overcrossing Interim and Near-Term Improvements Project; and

Resolution 2023-215 of the City Council of the City of Fairfield Authorizing the City Manager to Execute a Funding Agreement (Regional Transportation Impact Fee) Between the City of Fairfield and Solano Transportation Authority for the West Texas Complete Streets Project and Authorizing an Update to the Fiscal Year 2023-2024 Budget

16. Resolution 2023-216 of the City Council of the City of Fairfield Approving the Amended Vehicle and Equipment Purchases for the Fiscal Year 2023-2024 and Authorizing an Update to the Fiscal Year 2023-2024 Budget

Vice Mayor Bertani made a motion to approve the Consent Calendar. Councilmember Vaccaro seconded the motion. The motion carried unanimously (7-0).

NEW BUSINESS

17. Minute Action Approving Mayor's Appointments to the Rockville Hills Regional Park Citizen Advisory Committee

Councilmember Panduro made a motion to approve Mayor Moy's appointments to Rockville Hills Regional Park Citizen Advisory Committee. Councilmember Carr seconded the motion. The motion carried

unanimously (7-0).

City Clerk Rees administered the Oath of Office to new Advisory Committee Members Vince Guisande and Claude Winfree.

Item 18 was pulled by City Manager Gassaway and will be brought back to a September Council meeting.

18. Minute Action Approving Mayor's Appointments to the Landscape Oversight Committee

19. Parks & Recreation Director Kristina Kaunzinger recommended to Council that it approve Resolution 2023-217 of the City Council of the City of Fairfield Authorizing the City Manager to Negotiate Golf Course Management Agreement with Touchstone Golf.

Rick Johnson, Mark Luthman, Steve Garretson, James Birchall, Jeremy Goldblatt, Carol Hummel, David Baker, and Skip Devine spoke on Item 19.

Mayor Moy made a motion to approve Resolution 2023-217. Councilmember Carr seconded the motion. The motion carried unanimously (7-0).

Item 20 was pulled by City Manager Gassaway and will be brought back to a September Council meeting.

20. Resolution 2023-218 of the City Council of the City of Fairfield Allowing the City of Fairfield to Hire Lynette Syme as a Part-Time Senior Transportation Technician Retired Annuitant Without a Six-Month Break in Service

PUBLIC HEARINGS

21. Senior Planner Jonathan Atkinson recommend to Council that it open the Public Hearing; and approve one of the three options regarding the Green Valley 3 Apartment Project:

Option 1:

Resolution 2023-219 of the City Council of the City of Fairfield Approving a General Plan Amendment (GPA2021-001), Development Review (DR2021-013), and Certifying an Environmental Impact Report (ER2021-036) for the Green Valley 3 Apartments Project Involving a Multifamily Residential Development with 185 Apartments on Approximately 5.78 acres at 4840 Business Center Drive (APN: 0148-540-350); and

First Reading and Introduction of an Ordinance 2023-10 of the City Council of the City of Fairfield Amending Chapter 25, Article I of the Fairfield City Code, also known as the City of Fairfield Zoning Map, to Rezone one parcel at 4840 Business Center Drive (APN: 0148-540- 350) from Industrial Business Park – North Cordelia Overlay (IBP – NC) District to Residential, Very High Density – North Cordelia Overlay (RVH – NC) District

Option 2:

Resolution 2023-220 of the City Council of the City of Fairfield Denying a General Plan Amendment (GPA2021-001), Zone Change (ZC2021-003), and Development Review (DR2021-013) for the Green Valley 3 Apartments Project Involving a Multifamily Residential Development with 185 Apartments on Approximately 5.78 acres at 4840 Business Center Drive (APN: 0148-540-350)

Option 3:

Continue the Public Hearing to a Future Date After the Council has Provided Direction on a Land Use Alternative for Cordelia as Part of the General Plan Update

Mayor Moy opened the public hearing.

Carol Chervinko, Jared Neumayr, Nora Dizon, Bob Gutierrez, Harvey Shein, Brenda Nikolia, Joe Green-Heffern, William Penn, Brian Flynn (via Zoom) and Scot Sheldon spoke on Item 21.

Applicant and Regional Director of A.G. Spanos Corporation Nicolas Ruhl spoke at length about the project.

Councilmember Tonnesen made a motion to choose Option 1, approving Resolution 2023-219, waiving the first reading and introduction of Ordinance 2023-10, and reading by title only. Councilmember Vaccaro seconded the motion. The motion carried 5-2, with Mayor Moy and Councilmember Williams voting no, as they preferred Option 3.

22. Public Hearing and; Resolution 2023-221 of the City Council of the City of Fairfield [Approving/Sustaining] [Denying/Overruling] the Appeal of the City of Fairfield Administrative Hearing Determination Regarding Delinquent Transient Occupancy and Tourism Tax Assessment/Super 8 Motel located at 2170 North Texas Street, Fairfield, CA 94533-323021
Owners: Shri Guru Hari, LLC and Shri Mahant, LLC and Marie Parunjanwala

Mayor Moy opened the public hearing.

City Clerk Rees announced Item #22 and read the title. City Attorney Brandi Robinson announced that because she and her law firm colleagues would be assisting the City Finance Director John Furtado on the matter, advice to the City Council as Joanne Tran, an attorney with the firm of Castillo, Moriarty, Tran & Robinson, would handle the hearing body. Ms. Robinson left the dais to assist the City Finance Director, and Ms. Tran took the City Attorney's seat on the dais to advise the City Council.

Mayor Moy called the hearing to order. Current owner/Appellant Sunil Khatri and Neville Parujanwala from Quality Inn Motel were present with attorney Frank A. Weiser. City Finance Director John Furtado was present with City Attorneys Brandi Robinson and Christopher J. Dykzeul, and City Attorney David Lim appeared via the Zoom remote platform.

Mr. Furtado presented a brief overview of the issues. Mr. Weiser presented arguments for Quality Inn Motel. Mr. Dykzeul presented arguments for the City. Councilmembers asked follow-up questions to both parties. Mr. Furtado answered follow-up questions on behalf of the City. No members of the public spoke on this issue.

Mayor Moy closed the public hearing and brought the matter back before the City Council. Councilmember Carr moved to deny the appeal, and Councilmember Tonnesen seconded the motion. The motion was approved 7-0.

ADJOURNED AT 10:05 P.M. TO TUESDAY, SEPTEMBER 5, 2023, 6:00 P.M., COUNCIL CHAMBER.

_____
Mayor

_____
City Clerk