



Solano Local Agency Formation Commission

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Solano County Government Center
Board of Supervisors Chambers
675 Texas Street
Fairfield, CA 94533

June 12, 2023 10:00 A.M.

ATTENTION: This meeting is in person and open to the public.

MINUTES

1. CALL TO ORDER AND SALUTE TO THE FLAG

10:01 am

2. ROLL CALL [minute 2:22 of audio]

Present:

Commissioners: Nancy Shopay, Ron Kott, John Vasquez, Steven Bird, Mitch Mashburn
Alternate Commissioners: Robert Guerrero, Alma Hernandez, Wanda Williams

Staff:

Rich Seithel, Executive Officer; Christina Love, Deputy Executive Officer; Aaron Norman, Analyst II; Mala Subramanian, Lead Legal Counsel; Tova Guevara, Clerk in training

3. CHANGES AND APPROVAL OF THE AGENDA [minute 2:55 of audio]

The Rural North Vacaville Water District (RNVWD) General Manager requested, via email on June 12, to continue Item 7.C for a later date. Several people were present to comment on this Item. In respect of their effort to attend and the late continuation request, Com. Vasquez proposed to hold the public hearing but that Commission not take action.

There were no changes to the Agenda.

Com. Mashburn moved to approve. Com. Vasquez seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn
NOES: None
ABSENT: None
ABSTAIN: None

Commissioners

Nancy Shopay, Chair • Ron Kott, Vice-Chair • John Vasquez • Mitch Mashburn • Steve Bird

Alternate Commissioners

Robert Guerrero • Alma Hernandez • Wanda Williams

Staff

Rich Seithel, Executive Officer • Christina Love, Deputy Executive Officer • Aaron Norman, Analyst II • Mala Subramanian, Lead Legal Counsel

4. **PUBLIC COMMENT** [minute 3:35 of audio]

Nancy Martin spoke about concerns related to potential Vacaville annexations; her comments were in reference to the City of Vacaville Planning Open File 23-059.

5. **PUBLIC COMMENT ON CONSENT ITEMS**

Each speaker shall have 3 minutes to address any or all items under Consent.

6. **CONSENT ITEMS** [minute 10:31 of audio]

- A. Meeting Minutes – April 10, 2023
- B. Financial Reports – April-May 2023

Com. Mashburn moved to approve. Com. Vasquez seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn
NOES: None
ABSENT: None
ABSTAIN: None

7. **PUBLIC HEARING**

- A. **LAFCO Project No. 2022-03 Solano Irrigation District detachment of Commercial Property (Vacaville) (APNs 0138-010-010 & 020)** – Staff presented the project, findings, determinations, and terms of conditions with a recommendation to approve the detachment request. No commission or public comments.

Com. Vasquez moved to approve. Com. Mashburn seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn
NOES: None
ABSENT: None
ABSTAIN: None

- B. **LAFCO Project No. 2023-04 Solano Irrigation District detachment of Habitat for Humanity Property (Fairfield) (APN 028-280-210 & 028-280-300)** – Staff presented the project and findings, determinations, and terms of condition with a recommendation to approve the detachment request for the development of qualifying low-income residential units, developed by Habitat for Humanity. No commission or public comments.

Com. Mashburn moved to approve. Com. Kott seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn
NOES: None
ABSENT: None
ABSTAIN: None

- C. **LAFCO Project No. 2021-08 Rural North Vacaville Water District Sphere of Influence Update** – The RNVWD General Manager requested, via email on June 12, to pull Item 7.C and schedule the discussion for a later date Commissioners decided to proceed with a brief presentation from staff and public comments before deciding a future date for item. Staff presented their analysis and findings. After much discussion and public comment, the Commission agreed to continue the Public Hearing on the regularly scheduled October 16 meeting. Commissioners provided comments and questions to request more research and information.

We had 3 public comments for this item:

- First public comment was from James Miles, who spoke about the water pressure in his house is very low and would like for the district to check on their connections before any more annexations.
- Second public comment was from Elizabeth Miles, as a private citizen within the district, who spoke about concerns of how annexations are determined within the district. Was also concerned that the citizens within the district do not receive information from RNVWD.
- Third public comment was from Susan DeHaven, who commented on her concern with the district, she explained that during the LNU fire, the district shut down and she was without water during that time. She also commented that “no one showed up to help her neighborhood”.

Com. Vasquez moved to continue the public hearing for the October 16th meeting, Com. Mashburn seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn
NOES: None
ABSENT: None
ABSTAIN: None

- D. **Fiscal Year 2023-2024 Final Budget and Workplan** – Staff presented the Final Budget and Workplan, including a 5% COLA calculated into the budgeted Salary and Benefits. In addition, the Commission recommended that staff purchase a plotter printer for mapping, and an additional position for in-house municipal service review a Com. Mashburn proposed we add to the budget a plotter for LAFCO, and a new position in-house for MSR preparation. There were no public comments.

Com. Kott moved to approve. Com. Mashburn seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn
NOES: None
ABSENT: None
ABSTAIN: None

8. **BUSINESS ITEMS**

- A. **LAFCO Project No. 2022-09 Independent Auditor’s Final Report for Fiscal Years 2022 and 2021, and Adoption of the New Leasing Policy Consistent with GASB 87** – Staff presented the Auditor’s Final Report for Fiscal Year 2022/23, and adoption of GASB 87. No commission or public comments.

Com. Mashburn moved to approve. Com. Kott seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn
NOES: None
ABSENT: None
ABSTAIN: None

9. EXECUTIVE OFFICER UPDATES

Updates addressed in the Executive Officer's oral update:

- office relocation delayed due to Comcast
- RDA Oversight Board Special District election is continuing
- Fairfield Island Annexations updates.
- Vacaville MSR and Annexations
- SID Lagoon Valley detachment
- Suisun MSR and Logistic Center Project EIR
- Cordelia FPD and Fairfield FD contract update; other Fire Districts updates and reorganization discussion

10. CLOSED SESSION [minute 2:29 of audio]

- A. Public Employee Performance Evaluation (Gov. Code 54957)
Title: Executive Officer

- B. Conference with Labor Negotiators (Gov. Code 54957.6)
Agency Designated Representative: Chair Shopay
Unrepresented employee: Rich Seithel

11. REPORT OF CLOSED SESSION [minute 2:32 of audio]

No report, Commission directed counsel on how to proceed.

12. ADJOURNMENT

12:49 pm

Nancy Shopay, Chair
Presiding Officer Solano Local Agency
Formation Commission

ATTEST:

Christina Love, Clerk to the Commission