



MEMBERS

Robert McConnell
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Mitch Mashburn
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Supervisor, Solano
County, District 5

Steve Young
Mayor, City of Benicia

Steve Bird
Mayor, City of Dixon

Catherine Moy
Mayor, City of Fairfield

Ronald Kott
Mayor, City of Rio Vista

Alma Hernandez
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John Carli
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Erin Hannigan
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County, District 1

Monica Brown
Supervisor, Solano
County, District 2

Wanda Williams
Supervisor, Solano
County, District 3

John M. Vasquez
Supervisor, Solano
County, District 4

SUPPORT STAFF

Bill Emlen
Solano County
Administrator's Office

Matthew A. Davis
Solano County
Administrator's Office

Daryl Halls
Solano Transportation
Authority

Mario Giuliana
City of Benicia

**SOLANO COUNTY
City-County Coordinating Council
MEETING AGENDA | November 9, 2023**
Solano County Water Agency Office, 810 Vaca Valley Parkway, Ste. 203
Vacaville, CA 95688, Berryessa Room Conference Area

***** 7:30 P.M. start time (after SCWA meeting) *****

PURPOSE STATEMENT – City County Coordinating Council

“To discuss, coordinate, and resolve City/County issues including but not necessarily limited to land use, planning, duplication of services/improving efficiencies, as well as other agreed to topics of regional importance, to respond effectively to the actions of other levels of government, including the State and Federal government, to sponsor or support legislation at the State and Federal level that is of regional importance, and to sponsor or support regional activities that further the purpose of the Solano City-County Coordinating Council.”

ITEM

I. CALL TO ORDER
Roll Call

II. APPROVAL OF AGENDA **ACTION ITEM**

III. OPPORTUNITY FOR PUBLIC COMMENT
This is the public’s opportunity to address the Committee on a matter not listed on the agenda but under the subject matter jurisdiction of the Committee.

IV. CONSENT CALENDAR **ACTION ITEM**
Approval of Minutes for August 10, 2023

V. INFORMATIONAL ITEMS

(1) **Presentation:** Receive an update from the Bay Area Housing Finance Authority (BAHFA) regarding a regional affordable housing bond, proposed for the nine (9) Bay Area counties on the November 2024 ballot

Presenter: Kate Hartley, Director, BAHFA

(2) **Presentation:** Receive an update from County staff on the land acquisition activity by Flannery and Associates (California Forever) in Solano County

Presenter: Misty Kaltreider, Water and Natural Resources Program Manager, Solano County Department of Resource Management

(3) **Presentation:** Receive an update from the County of Solano on Broadband Infrastructure in Solano County



Presenters: Stew Bruce, IT Infrastructure and Operations Manager,
Department of Information Technology, Solano County and Tim Flanagan,
Chief Information Officer, Solano County Department of Information
Technology

VI. CONSIDERATION OF NEXT CCCCs MEETING ACTION ITEM

- (1) Consider approval of the next CCCCs meeting to take place on Thursday, March 7, 2024 starting at 7:30 p.m. and/or just after the SCWA meeting.

VII. ANNOUNCEMENTS

VIII. CCCC CLOSING COMMENTS

ADJOURNMENT

CITY-COUNTY COORDINATING COUNCIL
August 10, 2023 Action Meeting Minutes

The August 10, 2023 meeting of the Solano City-County Coordinating Council was held in the Berryessa Room at the Solano County Water Agency located at 810 Vaca Valley Parkway, Ste. 303, Vacaville, CA 95688.

Roll and Call to Order

Members Present

Mitch Mashburn, Vice Chair	Solano County Board of Supervisors (District 5)
Steve Young	Mayor, City of Benicia
Steve Bird	Mayor, City of Dixon
Catherine Moy	Mayor, City of Fairfield
Ronald Kott	Mayor, City of Rio Vista
John Carli	Mayor, City of Vacaville
Erin Hannigan	Solano County Board of Supervisors (District 1)
Monica Brown	Solano County Board of Supervisors (District 2)
John Vasquez	Solano County Board of Supervisors (District 4)

Members Absent

Alma Hernandez	Mayor, City of Suisun City
Robert McConnell, Chair	Mayor, City Vallejo
Wanda Williams	Solano County Board of Supervisors (District 3)

Staff to the City-County Coordinating Council Present:

Bill Emlen	County Administrator, Solano County
Daryl Halls	Executive Director, STA
Robert Guerrero	Director of Planning, STA
Matthew Davis	Senior Management Analyst/PCO, Solano County
Tammi Ackerman	Office Assistant III, Solano County

Guest Speakers and Other Staff Present

Mina Diaz	Councilmember, City of Vallejo
Misty Kaltreider	Water and Natural Resources Program Manager, Solano County Department of Resource Management
Robyn Rains	Emergency Services Manager, Solano County
Tom Campbell	Councilmember, City of Benicia
Rich Seithel	Executive Director, Solano LAFCO
Aaron Busch	City Manager, City of Vacaville

I. Meeting Called to Order

The meeting of the City-County Coordinating Council was called to order at 8:14 pm.

II. Approval of Agenda

A motion to approve the Agenda was made by Supervisor Mashburn and seconded by Supervisor Brown. Agenda approved by 9-0 vote.

III. Opportunity for Public Comment

No public comments were received.

IV. Consent Calendar

A motion to approve the May 11, 2023 Minutes was made by Mayor Bird and seconded by Supervisor Hannigan. Minutes approved by 9-0 vote.

V. Informational Items

1. Receive an update from the County of Solano on the land acquisition activity by Flannery and Associates in Solano County

Misty Kaltreider, Water and Natural Resources Program Manager, Solano County Department of Resource Management gave an update on the land acquisition by Flannery and Associates in Solano County, including an overview, holdings/year comparison, parcels in sphere of influence for Fairfield, Rio Vista and Suisun City, anti-trust lawsuit filed against 60 land owners/families alleging price fixing, security risks regarding Travis AFB, and research status. Supervisor Mashburn added that there are several additional properties that are in escrow, contract or in the process of being recorded not included in this presentation, notably many parcels surrounding Travis AFB.

Questions were asked regarding permits applied for (2, replacement well and lot line adjustment); clarification on the lawsuit charges; general concerns regarding who is behind these purchases (land, farming, crops, effects on Solano County agriculture, China, transparency), and contact with Flannery and Associates.

PowerPoint on file

Action: No action required. Mayor Moy and several other Mayors requested a copy of the PowerPoint presentation to present to their City Councils.

2. Receive an update from the County of Solano on Consolidated Dispatch operations.

Robyn Rains, Emergency Services Manager, Solano County gave a brief overview and history of the Solano County Consolidation of Fire/EMS Dispatch Services covering the 6 PSAPs (Public Safety Answering Points) currently in Solano County, the benefits and next steps in consolidation. Ms. Rains fielded many questions regarding continuation of current services, timeline, distinction of EMS/Fire and Law Enforcement dispatch services, concerns regarding radio system compatibility, cost savings vs benefits of coordination, and support of firefighters.

Councilmember Tom Campbell, City of Benicia and Mayor Moy, City of Fairfield requested Ms. Rains bring her presentation to an upcoming City Council Meeting.

PowerPoint on file

Action: No action required

3. Receive an update on a Proposal to Increase the Cap on Sales Tax in Solano County from 9.25% to 9.75%.

Tom Campbell, Councilmember, City of Benicia, gave an update on the proposal to Increase the Cap on Sales Tax in Solano County from 9.25% to 9.75%. He noted Rio Vista and Suisun have acted in support and requested the remaining cities and county provide a letter of support for the proposal. He provided a sample letter.

There was some concern that the increase would be utilized entirely by the cities, leaving no leeway for any countywide tax increases, i.e. percentage for a countywide fire tax, percentage for a countywide park tax.

Action: No action required

VI. Senate Bill 532 (Action Item)

Mayor Young presented information on Senate Bill 532 proposed by Senator Weiner for a new toll increase of \$1.50 to support transit. He noted he felt the proposed increase is the wrong way to support transit and would unfairly impact Solano County and Contra Costa County commuters to the benefit of other Bay Area counties. He noted that many have come out against this new bill and requested that the 4C's present a letter against the bill.

Discussion was had regarding opposition for this piece of legislation and the appropriateness of a letter from the 4C's. Daryl Halls, Executive Director, STA noted that Senate Bill 532 was not expected to pass at this time and suggested individual cities contact Representative Lori Wilson regarding the issue if they felt strongly.

Action: No Action. Item was not voted on at this time due to the fact Senate bill 532 was not expected to pass and individual members would present letters of opposition or contact Representative Lori Wilson.

VII. Consideration of Next CCCCs Meeting (Action Item)

Consideration of the next CCCCs meeting date on November 9, 2023 was approved by unanimous consent.

Action: Approved by unanimous consent.

Announcements

There were no announcements.

VIII. CCCC Closing Comments

There were no closing comments.

ADJOURNMENT: The meeting was adjourned at 9:30 p.m. The next meeting of the City-County Coordinating Council is scheduled for November 9, 2023 at 7:30 PM or immediately following the Solano County Water Agency Meeting in the Berryessa Room at the Solano County Water Agency located at 810 Vaca Valley Parkway, Ste. 303, Vacaville, CA 95688.



SOLANO	
City-County Coordinating Council Staff Report	
Meeting of: November 9, 2023	Staff / Agency: Kate Hartley, Director, Bay Area Housing Finance Authority (BAHFA)
Agenda Item No. V.1	

TITLE / SUBJECT

Bay Area Housing Finance Authority (BAHFA)

SUMMARY / DISCUSSION

Receive a presentation from Kate Hartley, Director of the Bay Area Housing Finance Authority, regarding an introduction to BAHFA and a regional affordable housing bond, proposed for the November 2024 ballot in all nine Bay Area counties. The presentation will provide information on the ways the bond can address the region’s housing needs.

RECOMMENDATION

Solano County staff recommends the CCCCs receive this item as informational only.



SOLANO	
City-County Coordinating Council Staff Report	
Meeting of: November 9, 2023	Staff / Agency: Misty Kaltreider, Water and Natural Resources Program Manager, Solano County Department of Resource Management
Agenda Item No. V.2	

TITLE / SUBJECT

Update on California Forever and Flannery Associates, LLC Land Acquisition in Solano County.

SUMMARY / BACKGROUND

County staff presented information about Flannery Associates, LLC acquisitions on August 10, 2023 as part of the City-County Coordinating Council [meeting agenda packet](#). Since the last meeting, Flannery Associates, LLC (Flannery) has become [California Forever](#), acquiring additional properties, currently owning 339 parcels om Solano County, for a total of 55,996 acres as of October 31, 2023. Although most of Flannery’s acquisitions are in the southern portion of unincorporated Solano County, approximately 504 acres are within the City of Rio Vista city limits and 250 acres was acquired in the Rio Vista sphere of influence. No additional properties were purchased within other city’s limits, but approximately 1,569 acres and 1,256 acres were purchased by Flannery in the spheres of influence for each Suisun City and Fairfield, respectively.

Additionally, new information was disclosed about Flannery’s parent company, California Forever, founded in 2017 by Jan Sramek, CEO, its multiple financial investors, and the purpose of the acquisitions to develop a new community in southeastern Solano County. Specific details regarding this concept city, its infrastructure and other information about the project have not been disclosed to county staff. An application for the project has yet to be submitted; however, the scale of the proposed changes to the County’s General Plan and zoning would require voter approval. California Forever have stated their intentions to place a voter initiative on the November 2024 ballot.

California Forever has also initiated a website; [Californiaforever.com](#) and conducted two surveys of Solano County residents although no information has been disclosed to county staff regarding the results of the surveys.

DISCUSSION

Receive a presentation from Misty Kaltreider, Water and Natural Resources Program Manager with the Solano County Department of Resource Management regarding update status of Flannery land acquisitions and California Forever.

RECOMMENDATION

Solano County staff recommends the CCCCs receive this item as informational only.



SOLANO

City-County Coordinating Council Staff Report

Meeting of November 9, 2023

Agenda Item No. V.3

Staff / Agency: Stew Bruce, IT Infrastructure and Operations Manager and Tim Flanagan, Chief Information Officer – Solano County Department of Information Technology

TITLE / SUBJECT

Status of Broadband Infrastructure Project in Solano County.

BACKGROUND/DISCUSSION

Stewart Bruce, Regional IT Infrastructure and Operations Manager and Tim Flanagan, Chief Information Officer with the Solano County Department of Information Technology, will give an overview of the County’s progress on the Broadband Infrastructure project.

Solano County, under the American Rescue Plan Act (ARPA), allocated \$2.2 million in Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program to support broadband infrastructure development in unincorporated Solano County. In addition, Solano County received a \$500,000 grant from the California Public Utility Commission (CPUC) Local Area Technical Assistance (LATA) grant program to develop a Solano County Broadband Infrastructure Investment Program Handbook and a GIS Broadband Impact Analysis Report. Using the LATA grant funds, after a competitive RFP process, the county hired CTC Technology and Energy to prepare these reports working with county staff.

Solano County released a Request for Information (RFI) to qualify Internet Service Providers (ISP) currently doing business in the county as possible partners for broadband expansion in unincorporated Solano County. Through this public process Comcast, AT&T, Cal.net, and Valley Internet qualified. Subsequently all the ISPs, except Valley Internet, applied for grant funding from the CPUC Federal Funding Account (FFA) Last Mile grant program which allocated \$17 million in funding for Solano County projects. The county wrote Letters of Support (LOS) for all three ISP, however only AT&T asked for a county ARPA match of \$1 million dollars.

The CPUC recently announced and made public summaries and amounts requested of all applications for projects in Solano County. In total 21 applications were received for a total ask of approximately \$53 million dollars. Applicants included Comcast, AT&T, Cal.net, City of Vallejo and City of Vacaville. Anyone can file a public comment on any application until November 20, 2023. The county has determined not to file any comments on any pending application. It is anticipated that a final decision on these applications will not be made until the second quarter of 2024.

Solano County is also exploring partnering with Cal.net and/or Valley Internet to explore use of ARPA funding to subsidize expansion of high-speed wireless to those areas of unincorporated Solano County highly unlikely to have fiber built to the locations this decade; if ever. As an example, Cal.net entered into an agreement to do this with Madera County who are utilizing ARPA funds to subsidize connection setup fees for residents as well as fund some tower constructions.



Another area of investigation for Broadband Infrastructure development is examining different options for connecting county and city government buildings through a Municipal Area Network (MAN). These types of projects were not eligible for FFA Last Mile funding. With some exceptions, such as the City of Vallejo, the county and the cities all utilize ISP services from either AT&T, or in the case of Rio Vista; Comcast. These yearly fees easily exceed \$1 million dollars per year.

The county has started preliminary discussions with the Golden State Connect Authority (GSCA), not to be confused with the GOLDENSTATE NET (explained below), to explore having the GSCA design, fund, build, and operate a MAN for the county and those cities who wish to partner with GSCA. As GSCA is a Joint Power Authority (JPA) they can issue municipal bonds to fund construction of new projects. GSCA operates under the Rural County Representatives of California (RCRC) and as such their board is made up of elected county supervisors from each of their 40 county members. The county is also in discussion with Comcast and will reengage AT&T to see if it would be possible for them to provide better services at a lower cost. It is in the best interest of the various ISP to not have the county build a GSCA MAN and as such, they may renegotiate or propose new solutions that could result in significant savings.

The county is also working with the GOLDENSTATENET, an LLC operating under the authority of the not-for-profit Corporation for Education Network Initiatives (CENIC), that has received multi-billions of funding from the State of California to build a middle mile network throughout the state. The county is working with GOLDENSTATENET to see if we can influence the location of fiber huts where it would be most convenient for the county, and our city partners, to make connections to the middle mile. In Solano County, all middle mile is being leased from existing fiber backhaul providers.

Additional funding for broadband projects will be made available next year from the Federal Broadband Equity Access and Deployment (BEAD) program. Details are sketchy at this time, but it is anticipated that large amounts of funding will become available in 2024 for fiber projects to underserved and underserved locations.

RECOMMENDATION

Solano County staff recommends the CCCCs receive this item as informational only.