VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
AUGUST 5, 2024

COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California

1. CALL TO ORDER

The meeting was called to order at 7:12 p.m.

2. ROLL CALL

Present: Mayor McConnell, Vice Mayor Loera-Diaz, Councilmembers Arriola, Bregenzer, Matulac, and Palmares
Absent: Councilmember Verder-Aliga
Staff present: City Manager Murray, Chief Assistant City Attorney Risner and City Clerk Abrahamson

3. PLEDGE OF ALLEGIANCE

4. REPORT OUT OF CLOSED SESSION

Chief Assistant City Attorney Risner reported the following:

- Council provided direction to its labor negotiators regarding Closed Session Item 3A
- Council heard a report and provided direction to its legal counsel regarding Closed Session Items 3B, 3C, and 3E.
- Council provided direction to its legal counsel regarding Closed Session Item 3D.

5. PRESENTATIONS AND COMMENDATIONS – None.

6. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: Anne Carr (Items 7C and 7G). Staff responded to questions from the speaker.

7. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *moved by Vice Mayor Loera-Diaz and carried unanimously by members present to approve the agenda and adopted the Consent Calendar with the removal of Item 7F making it Item 7.1.(Absent: Verder-Aliga)*

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the special meeting of April 5 and the special and regular meetings of July 23, 2024
Contact: Dawn G. Abrahamson, MMC, City Clerk (707) 648-4527
Dawn.Abrahamson@cityofvallejo.net
Action: *approved minutes*

B. **ADOPT A RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR THE 50 SOLANO AVE./HUMANE SOCIETY OF THE NORTH BAY PAVING PROJECT, AWARDING A CONSTRUCTION CONTRACT FOR THE PROJECT TO CONSOLIDATED ENGINEERING, INC. IN THE AMOUNT OF $110,822, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution approving plans and specifications for the 50 Solano Ave/Humane Society of the North Bay Paving Project, awarding a construction contract for the Project to Consolidated Engineering, Inc.in the amount of $110,822, and authorizing the City Manager to execute same.

Contact: Melissa Tigbao, P.E., Public Works Director (707) 648-4433
melissa.tigbao@cityofvallejo.net
Action: *adopted Resolution No. 24-127 N.C.*

C. **ADOPT A RESOLUTION AMENDING THE FISCAL YEAR 2024-25 BUDGET TO APPROPRIATE $2,155,287, IN PERMANENT LOCAL HOUSING ALLOCATION GRANT FUNDS FOR HOMELESS NAVIGATION CENTER EXPENDITURES AND AUTHORIZING THE CITY MANAGER TO EXPEND SAID FUNDS (STEP 2 of 2 STEPS)**

Recommendation: Adopt a resolution to amend the City's Fiscal Year (FY) 2024-25 Capital Grants and Contribution Fund #221 Budget to appropriate $2,155,287 of Permanent Local Housing Allocation (PLHA) grant funds for construction of the Homeless Navigation Center.

Contact: Alicia M. Jones, Housing Director (707) 648-4408
Alicia.Jones@cityofvallejo.net
Action: *adopted Resolution No. 24-128 N.C.*

D. **ADOPT A RESOLUTION APPROVING A FIRST AMENDMENT TO THE EXISTING CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH GHIRARDELLI ASSOCIATES, INC. TO INCREASE THE NOT-TO-EXCEED AMOUNT OF THE CONTRACT TO $1,300,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution approving a First Amendment to the Consultant and Professional Services Agreement with Ghirardelli Associates, Inc. to increase the not-to-exceed contract amount to $1,300,000, and authorizing the City Manager to execute same.

Contact: Melissa Tigbao, P.E. Public Works Director, (707) 648-4433
Melissa.Tigbao@cityofvallejo.net
Action: *adopted Resolution No. 24-129 N.C.*

E. **ADOPT A RESOLUTION APPROVING A LEASE AGREEMENT WITH PNC BANK, N.A. IN THE AMOUNT OF $964,847 OVER A FIVE-YEAR TERM TO PROCURE 130 NEW GOLF CARTS FOR THE BLUE ROCK SPRINGS GOLF COURSE AND A SECOND AMENDMENT TO THE GOLF COURSE MANAGEMENT AGREEMENT WITH TOUCHSTONE GOLF, LLC RELATED TO SAME, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENTS**

Recommendation: Adopt a resolution authorizing the City Manager to execute a Lease Agreement with PNC Bank, National Association, for golf and utility carts at Blue Rock Springs Golf Course for a five-year term in an amount not to

exceed $964,847 and amend the golf course management agreement with Touchstone Golf LLC.
Contact: Michael Nimon, Economic Development Director (707) 648-4109 Michael.Nimon@cityofvallejo.net
Action: *adopted Resolution No. 24-130 N.C.*

F. **ADOPT A RESOLUTION APPROVING AN AMERICAN RESCUE PLAN ACT (ARPA) GRANT AGREEMENT WITH VALLEJO COMMUNITY ACCESS TELEVISION INC. IN THE AMOUNT OF $92,500 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**
Recommendation: Adopt a Resolution approving an American Rescue Plan Act ("ARPA") Grant Agreement with Vallejo Community Access Television Inc. in the amount of $92,500 and authorizing the City Manager to execute same.
Contact: Naveed Ashraf, Chief Innovation Officer & IT Director (707) 648-5200 Naveed.Ashraf@CityofVallejo.com
Action: *item was removed from the Consent Calendar.*

Speakers: Askari Sowonde, Sherry Pruit (VCAT Executive Director) and David McAdams.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Vice Mayor Loera-Diaz and carried unanimously by members present to adopt Resolution No. 24-131 N.C.(Absent: Verder-Aliga).*

G. **ADOPT A RESOLUTION APPROVING EQUIPMENT PURCHASE AGREEMENT WITH LINKED EQUIPMENT, LLC IN THE AMOUNT OF $255,000 FOR TWO PREFABRICATED RESTROOM AND SHOWER FACILITY UNITS FOR THE HOMELESS NAVIGATION CENTER LOCATED AT 1937 BROADWAY STREET**
Recommendation: Adopt a Resolution approving an equipment purchase agreement with Linked Equipment LLC in the amount of $255,000.00 for two prefabricated restroom and shower facility units for the Homeless Navigation Center located at 1937 Broadway.
Contact: Melissa Tigbao, P.E., Public Works Director (707) 648-4433 melissa.tigbao@cityofvallejo.net
Action: *adopted Resolution No. 24-132 N.C.*

8. ACTION CALENDAR

A. **DESIGNATE A VOTING DELEGATE AND ALTERNATE FOR THE BUSINESS PORTION OF THE ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE**
Recommendation: By motion, designate a City of Vallejo voting delegate and voting alternate for the business portion of the Annual League of California Cities Conference.
Contact: Dawn G. Abrahamson, City Clerk (707) 648-4527 Dawn.Abrahamson@cityofvallejo.net

Action: *moved by Vice Mayor Loera-Diaz and carried unanimously by members present to designate Mayor McConnell as the voting delegate and Councilmember Palmares as the 1st voting alternate and Councilmember Matulac as the 2nd voting alternate for the business portion of the Annual League of California Cities Conference (Absent: Verder-Aliga).*

B. **ADOPT A RESOLUTION APPROVING PROJECT PLANS AND SPECIFICATIONS FOR THE CITYWIDE SLURRY SEAL PROJECT (PROJECT NO. PW9745) AFTER FINDING THE PROJECT STATUTORILY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301(c) - EXISTING FACILITIES, AWARDING A CONSTRUCTION CONTRACT TO PAVEMENT COATINGS CO. IN THE AMOUNT OF $1,814,834.25, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution approving project plans and specifications for the Citywide Slurry Seal Project (Project No. PW9745) after finding the project exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(c) - Existing Facilities, awarding a construction contract to Pavement Coatings Co. in the amount of $1,814,834.25, and authorizing the City Manager to execute same.

Contact: Melissa Tigbao, P.E., Public Works Director (707) 648-4433
Melissa.Tigbao@cityofvallejo.net

Assistant Public Works Director/City Engineer Sequeira provided background information and details of the project, shared a map of streets to be slurry sealed and list of streets for all 6 Council districts, discussed the project advertisement and bids process, and summarized the budget and expenditures for the project. Transportation Manager Helmbrecht concluded the presentation by outlining next steps, including deliverable additional program components.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Speaker: Lambert Chambers-Hernandez.

Another question and answer period followed. Councilmembers provided comment.

Action: *moved by Vice Mayor Loera-Diaz and carried unanimously by members present to adopt Resolution No. 24-133 N.C. (Absent: Verder-Aliga; Abstain: Arriola – abstention was cast as an aye vote pursuant to VMC Section 2.02.680(c)).*

9. INFORMATION CALENDAR – None.

10. CITY MANAGER'S REPORT

City Manager Murray reminded the Council and community about National Night Out events occurring on August 6 and reported that staff will provide Council with updates on inquiries made about pop up vendors and homelessness and strategy with the recent Supreme Court ruling.

11. CITY ATTORNEY'S REPORT – None.

12. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL

Councilmembers reported on various community events and meetings attended.

13. ADJOURNMENT

The meeting adjourned at 8:18 p.m.

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ROBERT H. MCCONNELL
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ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:
Dawn G. Abrahamson
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DAWN G. ABRAHAMSON, CITY CLERK