

**VALLEJO CITY
VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
SEPTEMBER 24, 2024**

**COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California**

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

Present: Mayor McConnell, Vice Mayor Loera-Diaz, Councilmembers Arriola, Bregenzer, Matulac, Palmares, and Verder-Aliga

Absent: None

Staff present: City Manager Murray, City Attorney Nebb and City Clerk Abrahamson

3. PLEDGE OF ALLEGIANCE

4. REPORT OUT OF CLOSED SESSION

City Attorney Nebb reported the following:

- Council provided direction to staff regarding Closed Session Item 3A.
- Council provided direction to its legal counsel regarding Closed Session Items 3B and 3C.
- Council provided direction to its labor negotiators regarding Closed Session Item 3D.
- Council provided direction to its property negotiators regarding Closed Session Items 3E and 3F.

5. PRESENTATIONS AND COMMENDATIONS

Action: *presentations were made by Vice Mayor Loera-Diaz and Councilmember Arriola.*

A. **PRESENTATION OF A PROCLAMATION RECOGNIZING HISPANIC HERITAGE MONTH - SEPTEMBER 15 - OCTOBER 15, 2024**

B. **PRESENTATION OF A PROCLAMATION RECOGNIZING THE 50TH ANNIVERSARY OF THE SOLANO COUNTY, KAPPA OMICRON LAMBDA CHAPTER OF ALPHA PHI ALPHA FRATERNITY, INC.**

6. FIRST COMMUNITY FORUM

Speakers: Askari Sowonde, Liat Meitzenheimer, Sherianne Grimm, Sharon M., Mario S., Julia D., Nathaniel M., Yuliana C., Susan H., Irma S., Enrique B., Anna Bergman, Jasmine S., and Azelya A.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: None.

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *moved by Vice Mayor Loera-Diaz and carried unanimously by members present, unless otherwise noted, approval of the Agenda and the Consent Calendar (Absent: Arriola).*

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the special and regular meetings of September 10, 2024

Contact: Dawn G. Abrahamson, MMC, City Clerk (707) 648-4527

Dawn.Abrahamson@cityofvallejo.net

Action: *approved minutes.*

B. WAIVE FULL READING AND AUTHORIZING INTRODUCTIONS AND/OR ADOPTION OF ORDINANCES BY TITLE ONLY

Recommendation: Waive reading and authorize introductions and/or adoption of any and all ordinances on this agenda, if any, by title only. This is a standard procedural action so the City Council does not have to read an ordinance in its entirety.

Contact: Dawn G. Abrahamson, MMC, City Clerk (707) 648-4527

Dawn.Abrahamson@cityofvallejo.net

Action: *waived reading and authorized introductions and/or adoption of any and all ordinances on this agenda, if any, by title only. This is a standard procedural action so the City Council does not have to read an ordinance in its entirety.*

C. PAYMENT OF CLAIMS: JUNE 2024

Recommendation: Ratify the payment of claims for the period of June 1, 2024, through June 30, 2024.

Contact: Rekha Nayar, Finance Director (707) 648-4592

Rekha.Nayar@cityofvallejo.net

Action: *ratified payment of claims for June 1-30, 2024.*

D. PAYMENT OF CLAIMS: JULY 2024

Recommendation: Ratify the payment of claims for the period of July 1, 2024, through July 31, 2024.

Contact: Rekha Nayar, Finance Director (707) 648-4592

Rekha.Nayar@cityofvallejo.net

Action: *ratified payment of claims for period of July 1-31, 2024.*

E. ADOPT A RESOLUTION ACCEPTING THE ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) PROGRAM VOUCHER AND PROVIDING NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2024-2025 BUDGET TO RECOGNIZE THE VOUCHER FUNDS (STEP 1)

Recommendation: Notice and adopt a resolution accepting the Energy

Efficiency and Conservation Block Grant formula voucher to be applied to energy efficiency projects in the City of Vallejo.

Contact: Andrew Murray, City Manager (707) 648-4576

Andrew.Murray@cityofvallejo.net

Action: adopted Resolution No. 24-146 N.C.

F. ADOPT A RESOLUTION APPROVING A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH ZERO FOOTPRINT IN THE AMOUNT OF \$189,476 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a Resolution approving a Consultant and Professional Services Agreement with Zero Foodprint in the amount of \$189,476 and authorizing the City Manager to execute same.

Contact: Melissa Tigbao, PE, Public Works Director (707) 648-4455

Melissa.Tigbao@cityofvallejo.net

Action: adopted Resolution No. 24-147 N.C.

G. ADOPT A RESOLUTION APPROVING THE HUD-REQUIRED CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR 2023-24 ADDRESSING AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN THE CITY OF VALLEJO

Recommendation: Adopt a resolution approving the required Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year (FY) 2023-24 (July 1, 2023, through June 30, 2024) for submission to the U.S. Department of Housing and Urban Development (HUD) by 90 days after the close of the fiscal year.

Contact: Alicia M. Jones, Housing Director (707) 648-4408

alicia.jones@cityofvallejo.net

Gillian Haen, Assistant City Manager (707) 648-4163

gillian.haen@cityofvallejo.net

Action: adopted Resolution No. 24-148 N.C.

H. ADOPT A RESOLUTION APPROVING AN AGREEMENT WITH FONROCHE LIGHTING AMERICA, INC. IN AN AMOUNT NOT TO EXCEED \$700,000 FOR THE PURCHASE OF SOLAR STREETLIGHT EQUIPMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a resolution approving an agreement with Fonroche Lighting America, Inc. in an amount not-to-exceed \$700,000 for the purchase of solar streetlight equipment 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. 24-149 N.C.

I. ADOPT A RESOLUTION APPROVING THE FOLLOWING AGREEMENTS BETWEEN THE CITY OF VALLEJO AND FIRM FOUNDATION COMMUNITY HOUSING REGARDING THE BROADWAY PROJECT: 1) MEASURE P LOAN AGREEMENT IN THE AMOUNT OF \$2,879,665 AND AFFORDABILITY

AGREEMENT; 2) FIRST AMENDMENT TO THE ARPA FUND GRANT AGREEMENT; 3) COUNTY OF SOLANO ARPA GRANT SUBRECIPIENT AGREEMENT; 4) INFILL INFRASTRUCTURE GRANT SUBRECIPIENT AGREEMENT; AND 5) OPTION AGREEMENT AND REAL PROPERTY TRANSFER AGREEMENT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a Resolution approving the following agreements between the City of Vallejo and Firm Foundation Community Housing regarding the Broadway Project: 1) Measure P Loan Agreement in the amount of \$2,879,665 and Affordability Agreement; 2) First Amendment to the ARPA Fund Grant Agreement; 3) County of Solano ARPA Grant Subrecipient Agreement; 4) Infill Infrastructure Grant Subrecipient Agreement; and 5) Option Agreement and Real Property Transfer Agreement; and authorizing the City Manager to execute same.

Contact: Gillian Haen, Assistant City Manager (707) 648-4163

GillianHaen@cityofvallejo.net

Action: *adopted Resolution No. 24-150 N.C.*

J. ADOPT A RESOLUTION APPROVING AMENDMENT TO THE FY 2024-2025 BUDGET FOR CAMP NEGOTIATIONS (STEP 2)

Recommendation: Adopt a resolution to amend the City's Fiscal Year 2024-2025 Adopted Budget.

Contact: Stephanie Sifuentes, Human Resources Director (707) 649-4852

stephanie.sifuentes@cityofvallejo.net

Action: *adopted Resolution No. 24-151 N.C.*

K. ADOPT A RESOLUTION APPROVING AMENDMENT TO FISCAL YEAR 2024-25 BUDGET RELATING TO SALARY AND BENEFIT CHANGES FOR UNREPRESENTED EMPLOYEES (STEP 2)

Recommendation: Adopt a resolution to amend the City's Fiscal Year 2024-2025 Adopted Budget.

Contact: Stephanie Sifuentes, Human Resources Director (707) 649-4852

stephanie.sifuentes@cityofvallejo.net

Action: *adopted Resolution No. 24-152 N.C.*

L. ADOPT A RESOLUTION APPROVING THE SIXTH AMENDMENT TO THE PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS BY AND BETWEEN THE CITY OF VALLEJO AND BLUE ROCK SPRINGS, LLC TO EXTEND THE TIME IN WHICH TO NEGOTIATE THE PARTICIPATION AND PERFORMANCE AGREEMENTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME

Recommendation: Adopt a Resolution approving the Sixth Amendment to the Purchase and Sale Agreement and Joint Escrow Instructions by and between the City of Vallejo and Blue Rock Springs, LLC to extend the time in which to negotiate Participation and Performance Agreements and authorizing the City Manager to execute the same.

Contact: Gillian Haen, Assistant City Manager (707) 648-4163

gillian.haen@cityofvallejo.net

Michael Nimon, Economic Development Director (707) 648-4109

michael.nimon@cityofvallejo.net

Action: adopted Resolution No. 24-153 N.C.

9. ACTION CALENDAR

A. **CONSIDERATION OF AN ORDINANCE ADDING CHAPTER 5.10 OF THE VALLEJO MUNICIPAL CODE RELATING TO TOBACCO RETAIL LICENSING AND PROVIDE DIRECTION TO STAFF REGARDING POSSIBLE MODIFICATIONS TO THE DRAFT ORDINANCE**

Recommendation: Consider the proposed Tobacco Retail Licensing Ordinance proposed as Chapter 5.10 of the Vallejo Municipal Code and provide direction to staff regarding any desired modifications to the draft ordinance.

Contact: Veronica A.F. Nebb, City Attorney (707) 648-4545

Veronica.Nebb@cityofvallejo.net

City Attorney Nebb provided background information, outlined the concerns discussed at the noticed community meetings and the remote meeting regarding transferability, minimum pack sizing and pricing, density (cap on tobacco licenses) and penalties and enforcement, discussed major provisions of the existing TRL ordinance, and concluded the presentation with sharing other ideas as a result of community discussions.

Speakers: Joseph Hayden, Eric Lee, Amaya Wooding, Jimmy Ancira, Paul Matharu, Robin Cox, Klulwinder Bains, Belraj Dhami dhami, Sumir Hayer, Harminder Singh Grewal, Ben Sanhu, Simar Singh, Heidi Wohlwend, Brian Davis, Tehra Martin, Amit Pal, Faqira Mehmi, Will McGarvey, Tracy Nchand, Tino Ratliffe, Blythe Young, Bob Gordon, Carol McGruder, Milo Trejo, Calyn Kelley, and Nef Nefer.

Staff responded to questions from Councilmembers. Councilmembers provided comment and direction to staff.

B. **HOLD A PUBLIC HEARING AND ADOPT A RESOLUTION APPROVING AN AMENDMENT TO THE MASTER FEE SCHEDULE FOR FISCAL YEAR 2024-25 ESTABLISHING NEW USER FEES FOR CODE ENFORCEMENT**

Recommendation: Hold a public hearing and adopt a resolution approving an amendment to the Master Fee Schedule for Fiscal Year 2024-25 establishing new User Fees for Code Enforcement.

Contact: Kristin Pollot, AICP, Director of Planning & Development Services (707) 648-4283

Kristin.Pollot@cityofvallejo.net

Ruben Rivas (MGT Consultant) provided an introduction of the company, background and project history information, outlined the objectives, shared the study methodology and concluded the presentation with study findings and recommendations.

Mayor McConnell opened the public hearing. There being no speakers, the

public hearing was closed.

Action: moved by Vice Mayor Loera-Diaz and carried unanimously to adopt Resolution No. 24-154 N.C.

C. **PRESENTATION ON ROLES OF THE CITY COUNCIL AND CITY MANAGER IN COUNCIL-MANAGER FORM OF OPERATION AND DISCUSSION OF CITY COUNCIL'S GOALS FOR CITY MANAGER**

Recommendation: Receive a presentation from consultant Joe Gorton of Bob Hall and Associates on the traditional roles of the City Council and the City Manager in a council-manager form of operation and discuss the City Council's collective goals for and expectations of City Manager Andrew Murray.

Contact: Andrew Murray, City Manager (707) 648-4576

Andrew.Murray@cityofvallejo.net

City Manager Murray provided background information and introduced Joe Gorton (Bob Hall & Associates).

Mr. Gorton's presentation included the following:

- Purpose of the item
- Council/Manager Form of Government
- Role, Authority & Duties of the City Manager
- Role of City Manager vs. role of City Council
- City Council's performance expectations of City Manager
- Near Term Priorities

City Manager Murray provided closing comments.

Councilmembers provided comment.

10. INFORMATION CALENDAR – None.

11. CITY MANAGER'S REPORT – None.

12. CITY ATTORNEY'S REPORT – None.

13. COMMUNITY FORUM
Speakers: None.

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

Councilmembers reported on various community meetings and events attended.

15. ADJOURNMENT

The meeting adjourned at 12:19 a.m.

Signed by:

MINA LOERA-DIAZ

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON, CITY CLERK