

**VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
FEBRUARY 25, 2025**

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

1. CALL TO ORDER

The meeting was called to order at 7:21 p.m.

2. ROLL CALL

Present: Mayor Sorce, Councilmembers Gordon, Lediju, Matias, Matulac, and Palmares

Absent: Vice Mayor Bregenzer

Staff present: City Manager Murray, Chief Assistant City Attorney Risner and City Clerk Abrahamson

3. PLEDGE OF ALLEGIANCE

4. REPORT OUT OF CLOSED SESSION

City Assistant City Attorney Risner reported the following:

Closed Session Item 3A – Council provided direction to its legal counsel.
Closed Session Item 3B and 3C – no action was taken.

5. PRESENTATIONS AND COMMENDATIONS – None.

6. FIRST COMMUNITY FORUM

Speakers: Sherianne Grimm, Isobet Beltane, Eli Smith, John Kenney, and Human Being.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: None.

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *moved by Councilmember Matulac and carried unanimously by members present, unless otherwise noted, to approve the Agenda and Consent Calendar with the removal of Item 8E from the Consent Calendar making it Item 8.1 (Absent: Bregenzer).*

A. APPROVAL OF MINUTES

Recommendation: Approve minutes from the special meeting of February 4 and the special and regular meetings of February 11, 2025

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. **ADOPT AN ORDINANCE AMENDING CHAPTERS 16.203-MIXED USE DISTRICTS, 16.204-COMMERCIAL DISTRICTS, 16.212-HILLSIDE DEVELOPMENT STANDARDS, 16.301-USE STANDARDS TABLE, 16.508-OFF-STREET PARKING AND LOADING, AND 16.701-LAND USE TERMS AND DEFINITIONS IN TITLE 16 OF THE VALLEJO MUNICIPAL CODE**

Recommendation: Adopt an ordinance amending Chapters 16.203-Mixed Use Districts, 16-204 Commercial Districts, 16.212-Hillside Development Standards, 16.301-Use Standards Table, 16.508-Off-Street Parking and Loading, and 16.701-Land Use Terms and Definitions in Title 16 of the Vallejo Municipal Code

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

Kristin.Pollot@cityofvallejo.net

Action: *adopted Ordinance No. 1879 N.C. (2d)*

D. **PAYMENT OF CLAIMS: DECEMBER 2024**

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

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

Rekha.Nayar@cityofvallejo.net

Action: *ratified the payment of claims for the period of December 1, 2024, through December 31, 2024.*

E. **ACCEPT THE CITYWIDE SIDESHOW DETERRENCE PROJECT (PROJECT NO. PW9430) PERFORMED BY CALIFORNIA HIGHWAY CONSTRUCTION GROUP, INC., AS COMPLETE, AND DIRECT THE CITY CLERK TO FILE A NOTICE OF COMPLETION WITH THE SOLANO COUNTY RECORDER'S OFFICE**

Recommendation: Accept the Citywide Sideshow Deterrence Project (Project No. PW9430) performed by California Highway Construction

Group, Inc., of Concord, California, as complete, and authorize the City Clerk to file a Notice of Completion with the Solano County Recorder's Office.

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

Action: *item was removed from the Consent Calendar at the request of Councilmember Gordon.*

Staff responded to questions from Councilmembers.

Action: *moved by Councilmember Matulac and carried unanimously by members present to accept the Citywide Sideshow Deterrence Project (Project No. PW9430) performed by California Highway Construction Group, Inc., of Concord, California, as complete, and authorize the City Clerk to file a Notice of Completion with the Solano County Recorder's Office.*

F. **ADOPT A RESOLUTION APPROVING A SUPPLIES PURCHASE AGREEMENT WITH FONROCHE LIGHTING AMERICA, INC. IN AN AMOUNT NOT TO EXCEED \$164,850 FOR THE PURCHASE OF SOLAR STREETLIGHT EQUIPMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a Resolution approving a Supplies Purchase Agreement with Fonroche Lighting America, Inc. in an amount not-to-exceed \$164,850 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. 25-012 N.C.*

G. **ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO THE CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH ROSS-CAMPBELL, INC. TO EXTEND THE TERM OF THE AGREEMENT FOR A PERIOD OF TWO YEARS AND INCREASE THE AGREEMENT AMOUNT TO \$150,000**

Recommendation: Adopt a resolution authorizing the City Manager to execute the First Amendment to the Consultant and Professional Services Agreement (Agreement) with Ross-Campbell, Inc. to extend the term of the Agreement for a period of two years and increase the Agreement amount to \$150,000.

Contact:

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

Derek Crutchfield, Environmental Services Manager (707) 648-5346
Derek.Crutchfield@cityofvallejo.net

Action: *adopted Resolution No. 25-013 N.C.*

- H. **ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING AN EQUIPMENT PURCHASE AGREEMENT WITH ADVANCED OFFICE SYSTEMS IN AN AMOUNT NOT TO EXCEED \$151,591 FOR THE PURCHASE OF A VERTICAL EVIDENCE STORAGE LOCKER SYSTEM MANUFACTURED BY KARDEX AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution approving an Equipment Purchase Agreement between the City of Vallejo ("City") and Advanced Office Systems, Inc. ("AOS") for the purchase and installation of a Kardex Megamat RS-350 evidence locker and corresponding totes (drawers) and removal of three existing evidence lockers, in an amount not to exceed \$151,591 and authorizing the City Manager to execute same.

Contact: Jason Ta, Chief of Police

Jason.Ta@cityofvallejo.net

Action: adopted Resolution No. 25-014 N.C.

- I. **ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING AN EQUIPMENT PURCHASE AGREEMENT WITH ESTES COMMERCIAL REFRIGERATION, INC. IN AMOUNT NOT TO EXCEED \$113,850 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution approving an Equipment Purchase Agreement between the City of Vallejo and Estes Refrigeration, Inc. for the purchase and installation of a new walk in freezer for the Police Evidence location, in an amount not to exceed \$113,850 and authorizing the City Manager to execute same.

Contact: Jason Ta, Chief of Police

Jason.Ta@cityofvallejo.net

Action: adopted Resolution No. 25-015 N.C.

- J. **ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING THE THIRD AMENDMENT TO THE 1962 VALLEJO/BENICIA WATER AGREEMENT**

Recommendation: Adopt a resolution (Attachment 1) approving Amendment No. 3 (Attachment 2) to the 1962 Vallejo/Benicia Water Agreement (Attachment 3) for up to 1,100 acre feet at a cost of \$25.58 per acre foot for a one-year period ending February 28, 2026 and authorize the City Manager to execute the Agreement.

Contact: Beth Schoenberger, Water Director, 707.648.5439

Beth.Schoenberger@cityofvallejo.net

Action: adopted Resolution No. 25-016 N.C.

9. ACTION CALENDAR

- A. **ADOPT A RESOLUTION APPROVING A SECOND AMENDMENT TO THE CONSULTANT AND PROFESSIONAL SERVICES**

AGREEMENT WITH FOTH & VAN DYKE AND ASSOCIATES, INC. FOR ADDITIONAL VALLEJO MARINA DESIGN AND PERMITTING SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a resolution approving a Second Amendment to the Consultant and Professional Services Agreement with Foth & Van Dyke and Associates, Inc. for additional Vallejo Marina Design and Permitting Services and authorizing the City Manager to execute same. Contact: Melissa Tigbao, P.E., Public Work Director, 707-648-4433
Melissa.tigbao@cityofvallejo.net

Public Works Director Tigbao provided dredging history of the Marina, identified marina challenges, discussed long-term planning, reviewed the California Natural Resources Agency general fund earmark, outlined the scope of work, and next steps.

Speakers: Brenda Plechaty (Marina Advisory Committee).

Staff and Wendy Rocha (Foth & Van Dyke) responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Councilmember Matulac and carried unanimously by members present to adopt Resolution No. 25-017 N.C.(Absent: Bregenzer).*

The Council agreed to allow Jeff Herman (Vallejo United Soccer Club) and members of the Club to address Council requesting land to be developed on a long-term lease basis for soccer.

B. ADOPT A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE OPERATIONS AGREEMENT REGARDING DISTRIBUTION OF GAS ON MARE ISLAND, AND THE FIRST AMENDMENT TO THE OPERATIONS AGREEMENT REGARDING DISTRIBUTION OF ELECTRICITY ON MARE ISLAND, WITH PITTSBURGH POWER COMPANY, DBA ISLAND ENERGY, EXTENDING THE TERM OF EACH AGREEMENT ONE YEAR WITH A SIX-MONTH OPTION TO EXTEND, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a resolution approving the First Amendment to the Operations Agreement regarding distribution of gas on Mare Island, and the First Amendment to the Operations Agreement regarding distribution of electricity on Mare Island, with Pittsburgh Power Company, DBA Island Energy, extending the term of each agreement one year with a six-month option to extend, and authorizing the City Manager to execute same.

Contact: Gillian Haen, Assistant City Manager (707) 648-4163
Gillian.Haen@cityofvallejo.net

Assistant City Manager Haen introductory comments.

Economic Development Project Manager Hanford provided history and timeline of the project, discussed the current, key terms and additional terms of the Operation Agreement.

Assistant City Manager Haen outlined the proposed first amendment to the Agreement for consideration including edits, and concluded the presentation with next steps.

Speakers: Daniel Boone and Crystrial P.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Councilmember Matulac and carried unanimously by members present to adopt Resolution No. 25-018 N.C. (Absent: Bregenzer).*

C. **CONDUCT A PUBLIC HEARING TO CONSIDER AND TAKE ACTION ON APPEAL (APP24-0002) AND UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF A USE PERMIT (UP22-0007), VARIANCE (VAR24-0001), EXCEPTION (EXC24-0006), AND LANDSCAPE REVIEW (LR24-0013) FOR THE "SPRINGSTOWNE BOTTLESHOP" AT 2168 SPRINGS ROAD (APN: 0069-175-240) (PROJECT) AFTER FINDING THE PROJECT EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15301 AND 15303**

Recommendation: Conduct a public hearing to consider and take action on Appeal (APP24-0002) of the Planning Commission's approval of Use Permit (UP22-0007), Variance (VAR24-0001), Exception (EXC24-0006), Landscape Review (LR24-0013) (Project) and environmental determination that the Project is exempt under the California Environmental Quality Act (CEQA) to allow an alcohol sales establishment at 2168 Springs Road.

Contact: Kristin Pollot, Planning & Development Services Director

Kristin.Pollot@cityofvallejo.net

Cesar Orozco, Planning Manager (707) 648-5436

Cesar.Orozco@cityofvallejo.net

Assistant City Manager Haen provided introductory comments.

Planning Manager Orozco provided an overview of the purpose of tonight's public hearing, project history and the project, discussed the Planning Commission's action, reviewed the appellant claims and staff responses, addressed written communications and concluded the presentation with the proposed recommendation.

Mayor Sorce opened the public hearing.

Mr. Mollica (attorney representing the Appellant, McInerney Enterprises LLC) provided a presentation to Council outlining their reasons for denying the appeal.

Mr. Cortez and Mr. Filippi (representing the Applicant) discussed the nature of their project and reason for denying the appeal and upholding the Planning Commission's approval of the use permit.

The meeting recessed at 9:37 p.m. and reconvened at 9:45 p.m.

Staff provided rebuttal comments.

Mr. Mollica (Attorney representing the Appellant) provided rebuttal comments.

Mayor Sorce opened the public hearing to members of the public.

Speakers: Evan Gorman, David Tipp, and Simone LB.

Mayor Sorce closed the public hearing.

Staff, Mr. Mollica (attorney representing the Appellant), Ms. Sidju (Applicant) and Mr. Filippi (attorney representing the Applicant) responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Councilmember Gordon and carried unanimously by members present to adopt Resolution No. 25-019 N.C., a resolution denying appeal (APP24-0002) and upholding the Planning Commission's approval of Use Permit (UP22-0007), Exception (EXC24-0006), Variance (VAR24-0001), and Landscape Review (LR24-0013) for the "Springstowne Bottleshop" (Project) after finding the project exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15303 with the following modifications to the Conditions of Approval: (Absent: Bregenzer)*

- 1) Addition of security lighting shall be designed, located, and installed on the site and around the structure, as determined by the Director and in consideration of cost.*
- 2) Fruits and vegetables shall be made available for sale to the extent practical.*

10. INFORMATION CALENDAR

A. BROADWAY PROJECT MONTHLY UPDATE

Recommendation: Receive an update on the Broadway Project.

Contact: Gillian Haen, Assistant City Manager

gillian.haen@cityofvallejo.net

Assistant to the City Manager Peterson provided project background information, reviewed an updated project schedule and budget, and shared project highlights.

Staff responded to questions from Councilmembers.

Speakers: Sherianne Grimm, William Baker, Anne Carr, and Jasmine Salmeron.

Another question and answer period followed. Councilmembers provided comment.

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 provided reports on community events and meetings attended and shared future agenda item requests.

15. ADJOURNMENT

The meeting adjourned at 12:33 a.m.

Signed by:

Andrea Sorce

3AA96B193FE74A8
ANDREA SORCE, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

1489DDA6695D225
DAWN G. ABRAHAMSON, CITY CLERK