

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
MARCH 11, 2025**

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

1. CALL TO ORDER

The meeting was called to order at 7:10 p.m.

2. ROLL CALL

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

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 Council met in Closed Session at 4 p.m. and did not get through all the existing litigation cases as reflected on the agenda, some of which will be agenized at a later meeting date.

Council provided direction to staff related to City of Vallejo v. Vallejo Hospitality, et al., Solano County Superior Court, Case No. CU23-04102.

5. PRESENTATIONS AND COMMENDATIONS

Action: *proclamations were read and presented by Mayor Sorce and Councilmember Matulac.*

A. **PRESENTATION OF A PROCLAMATION RECOGNIZING MARCH 2025 AS WOMEN'S HISTORY MONTH**

B. **PRESENTATION OF A PROCLAMATION RECOGNIZING MARCH 2025 AS RED CROSS MONTH**

6. FIRST COMMUNITY FORUM

Speakers: Kemper Stone, Gary Wetstein, Daniel Boone, Shawn O'Malley, Kathleen McNeil, The People, Kris Kelley, and Homefulness4all.stoptheSweeps, Justice for James.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: None.

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *moved by Vice Mayor Bregenzer and carried unanimously, unless otherwise noted, to approve the Agenda and the Consent Calendar with the removal of Item 8I from the Consent Calendar making it Item 8.1.*

A. APPROVAL OF MINUTES

Recommendation: Approval of minutes from the special meetings of February 18 and the special and regular meetings of February 25, 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:

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

Kristin.Pollot@cityofvallejo.net

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

D. ADOPT A RESOLUTION APPROVING A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH STANTEC CONSULTING SERVICES, INC. IN THE AMOUNT OF \$10,000 TO COMPLETE THE CITY OF VALLEJO US EPA FY25 BROWNFIELDS ASSESSMENT GRANT APPLICATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a Resolution approving the Consultant and Professional Services Agreement with Stantec Consulting Services, Inc. in the amount of \$10,000 to complete the City of Vallejo US EPA FY25 Brownfields Assessment Grants application and authorizing the City Manager to execute same.

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

gillian.haen@cityofvallejo.net

Action: adopted Resolution No. 25-020 N.C.

- E. **ADOPT A RESOLUTION APPROVING A CONTRACT WITH ACCESS SYSTEMS, INC. IN AN AMOUNT NOT TO EXCEED \$567,950 FOR THE INSTALLATION OF THE SECURITY CARD READER ACCESS SYSTEM IN VARIOUS CITY FACILITIES WITH MAINTENANCE SERVICES THROUGH 2029 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a Resolution approving a contract with Access Systems, Inc. in an amount not to exceed \$567,950 for the installation of the security card reader access system in various City facilities with maintenance services through 2029 and authorizing the City Manager to execute same.

Contact: Naveed Ashraf, Chief Innovation Officer & IT Director (707) 648-5200

Naveed.Ashraf@cityofvallejo.net

Action: adopted Resolution No. 25-021 N.C.

- F. **ADOPT A RESOLUTION APPROVING A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY AND AKIN GUMP STRAUS HAUER & FELD, LLP WITH A NOT-TO-EXCEED AMOUNT OF \$180,000, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution approving the Consultant and Professional Services Agreement with Akin Gump Straus Hauer & Feld ("Akin Gump") for legislative affairs services, with a not-to-exceed amount of \$180,000 and authorizing the City Manager to execute same.

Contact: Jason Ackley, Assistant to the City Manager

jason.ackley@cityofvallejo.net

Action: adopted Resolution No. 25-022 N.C.

- G. **ADOPT A RESOLUTION ACCEPTING THE CITY OF VALLEJO'S \$75,302 ALLOCATION FROM THE FISCAL YEAR 2024 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT ("JAG"), APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING RELATED THERETO, AND NOTICING INTENT TO AMEND THE FUND 149 FISCAL YEAR 2024-2025 BUDGET IN THE AMOUNT OF \$75,302**

Recommendation:

Adopt a Resolution:

1. Accepting the City of Vallejo's \$75,302 allocation from the Fiscal Year 2024 Edward Byrne Memorial Justice Assistance Grant ("JAG");
2. Approving and Authorizing the City Manager to execute a Memorandum of Understanding ("MOU") by and between the cities of Vallejo, Vacaville, and Fairfield, and Solano County, relating thereto; and
3. As the first in a two-step process, accept notice of intent to amend the Fiscal Year 2024-2025 Fund 149 budget to recognize revenue and appropriate expenditures in the amount of \$75,302.

Contact: Jason Ta, Chief of Police

Jason.Ta@cityofvallejo.net

Action: adopted Resolution No. 25-023 N.C.

H. **ADOPT A RESOLUTION APPROVING THE THIRD AMENDMENT TO THE CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH SHUMS CODA & ASSOCIATES, INC. TO INCREASE THE NOT-TO-EXCEED AMOUNT FROM \$300,000 TO \$350,000, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution approving the Third Amendment to the Consultant and Professional Services Agreement with Shums Coda & Associates, Inc. to increase the not-to-exceed amount from \$300,000 to \$350,000 and authorizing the City Manager to execute same.

Contact: Kristin Pollot, AICP, Planning and Development Services Director (707) 648-4326

Kristin.Pollot@CityofVallejo.net

Action: *adopted Resolution No. 25-024 N.C.*

I. **ADOPT A RESOLUTION AMENDING THE FISCAL YEAR 2024-2025 GENERAL FUND BUDGET (STEP 2) TO RECOGNIZE \$550,000 IN REVENUE FROM A UNITED STATES DEPARTMENT OF JUSTICE BUREAU OF JUSTICE ASSISTANCE FISCAL YEAR 2024 CONNECT AND PROTECT: LAW ENFORCEMENT BEHAVIORAL HEALTH RESPONSE PROGRAM GRANT AND AMENDING THE POLICE DEPARTMENT'S BUDGET TO APPROPRIATE SAID GRANT FUNDS IN THE AMOUNT OF \$550,000**

Recommendation: As the second in a two-step process, adopt a Resolution: (1) amending the Fiscal Year 2024-2025 general fund budget to recognize \$550,000 of revenue from a United States Department of Justice Bureau of Justice Assistance Fiscal Year 2024 Connect and Protect: Law Enforcement Behavioral Health Response Program grant (the "Grant"), and (2) amending the Police Department's budget to appropriate expenditures in the amount of \$550,000.

Contact: Jason Ta, Chief of Police (707) 648-4540;

jason.ta@cityofvallejo.net

Action: *item was removed from the Consent Calendar at the request of Councilmember Gordon. Staff responded to questions from Councilmembers.*

Moved by Vice Mayor Bregenzer and carried unanimously to adopt Resolution No. 25-025 N.C.

9. **ACTION CALENDAR**

A. **ADOPT A RESOLUTION TO AMEND THE FISCAL YEAR 2024-25 BUDGET, MID-YEAR (STEP 2 OF 2) AND ADOPT A RESOLUTION APPROVING A SALARY PLAN AMENDMENT**

Recommendation:

Adopt two Resolutions as follows:

1. Resolution (Attachment A) to amend the City's Fiscal Year 2024-25 Adopted Budget (Exhibit 1).

2. Resolution (Attachment B) to amend Salary Plan (Exhibit 2A & 2B)

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

Rekha.Nayar@CityofVallejo.net

Finance Director Nayar provided an overview of the staff report and outlined the recommendation.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Vice Mayor Bregenzer and carried unanimously to adopt Resolution No. 25-026 N.C. and Resolution No.25-027 N.C.*

B. **PROVIDE NOTICE OF INTENT TO AMEND FISCAL YEAR 2024-25 BUDGET, MID-YEAR FOR GENERAL FUND REVENUE & EXPENDITURE AND OTHER FUNDS (STEP 1 OF 2)**

Recommendation: Provide notice of intent to amend the City's Fiscal Year 2024-25 Adopted Budget.

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

Rekha.Nayar@CityofVallejo.net

Finance Director Nayar provided an overview of FY 2024-25 mid-year Measure P items that missed Council approval at a prior meeting, presented FY 2024-25 items for reconsideration and new items for consideration.

Staff responded to questions from Councilmembers.

Speakers: Anne Carr and Karol Heppe.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Vice Mayor Bregenzer to provide notice of intent to amend the City's Fiscal Year 2024-25 Budget, mid-year for General Fund revenue and expenditure and other funds.*

On a substitute motion by Councilmember Matias, moved to provide notice of intent to amend the City's Fiscal Year 2024-25 Budget, mid-year for General Fund revenue and expenditure adopted budget with the \$175,000 allocated for the Unhoused Strategic Plan to be considered as a Measure P expenditure and instead replace it with a business hardening grant program.

On a substitute motion by Councilmember Lediju that carried to provide notice of intent to amend the City's Fiscal Year 2024-25 Budget, mid-year for General Fund revenue and expenditure and other funds, including the \$175,000 from the General Fund for the Unhoused Strategic Plan, plus up to \$125,000 from the General Fund for Small Business Hardening (security improvements) Grants with a more thorough proposal when Step 2 returns to Council at their March 25 meeting (Noes: Bregenzer).

Council provided direction to the City Manager regarding next steps to discuss what our policies are and how we are going to begin to continue to assist with our unhoused members in the community.

The meeting recessed at 9:40 p.m. and reconvened at 9:58 p.m.

C. CONDUCT A PUBLIC HEARING TO CONSIDER AND TAKE ACTION ON AN APPEAL (APP24-0003) OF THE ARCHITECTURAL HERITAGE AND LANDMARK COMMISSION'S DECISION TO APPROVE A CERTIFICATE OF APPROPRIATENESS (COA22-0007) AND DEVELOPMENT REVIEW (DVR22-0031) TO ALLOW THE DEVELOPMENT OF A NEW SINGLE-FAMILY RESIDENCE AT 128 CAROLINA STREET (APN: 0055-121-120)

Recommendation: Conduct a public hearing to consider and take action on an appeal (APP24-0003) of the Architectural Heritage and Landmark Commission's decision to approve a Certificate of Appropriateness (COA22-0007) and Development Review (DVR22-0031) to allow the development of a new single-family residence at 128 Carolina Street (APN: 0055-121-120).

Following the public hearing, adopt a Resolution denying the Appeal (APP24-0003) and granting the Certificate of Appropriateness (COA22-0007) and Development Review (DVR22-0031) to allow the development of a new single-family residence at 128 Carolina Street, after finding the project exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c) - New Construction or Conversion of Small Structures.

Contact: Kristin Pollot, AICP, Planning & Development Services Director

Kristin.Pollot@cityofvallejo.net

Cesar Orozco, Planning Manager (707) 648-5436

Cesar.Orozco@cityofvallejo.net

Planning & Development Services Director Pollot provided introductory comments.

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

Mayor Sorce opened the public hearing.

Liana Berube (Appellant) provided a presentation to Council outlining reasons for allowing the appeal and denying the project.

Rob Kelly (representing the Applicant) discussed the nature of their project and reason for denying the appeal and upholding the AHLC's approval approving a Certificate of Appropriateness and Development Review to allow the development of a new single-family residence at 128 Carolina Street.

Staff provided rebuttal comments.

Ms. Berube (Appellant) provided rebuttal comments.

Staff, the Appellant and Applicant responded to questions from Councilmembers.

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

Speakers: Frances Harkins, Abbey S., Tina Arriola, and Anne Carr.

Mayor Sorce closed the public hearing.

Staff, the Appellant and Applicant responded to additional questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Vice Mayor Bregenzer and carried unanimously to deny the Appeal (APP24-0003) and granting the Certificate of Appropriateness (COA22-0007) and Development Review (DVR22-0031) to allow the development of a new single-family residence at 128 Carolina Street, after finding the project exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(C) – New Construction or Conversion of Small Structures and directed staff to return to Council at their March 25 meeting with a revised resolution and Conditions of Approval to include the following:*

- *To address loud outdoor work, grading and pile driving, limit construction work to 9 a.m. to 5 p.m.*
- *Construction, demolition and related loading/unloading activities that may generate noise shall be limited to the following: allow some latitude but make every reasonable effort as much as possible to limit work from 8 a.m. to 5 p.m. Monday-Friday and Saturday 9 a.m. -6 p.m. Language to be massaged by the City Attorney.*
- *Lozier Alley access to be utilized only for unloading construction materials for less than two hours but could be narrowed by public safety. No construction vehicles shall be parked in the Alley.*

D. PROVIDING NOTICE OF INTENT TO AMEND THE FY 2024-25 CAPITAL IMPROVEMENT BUDGET TO ALLOCATE A TOTAL OF \$21,861,377 IN GRANT FUNDS FROM THE HIGHWAY BRIDGE PROGRAM, \$3,000,000 IN MEASURE P FUNDS, AND \$300,000 IN BRIDGE CONSTRUCTION FUNDS FOR THE MARE ISLAND CAUSEWAY BRIDGE PREVENTATIVE MAINTENANCE PROJECT (STEP 1 OF 2)

Recommendation: This staff report provides notice of intent to amend the FY 2024-25 Capital Improvement Budget to allocate a total of \$21,861,377 in grant funds from the Highway Bridge Program, \$3,000,000 in Measure P funds, and \$300,000 in Bridge Construction funds for the Mare Island Causeway Bridge Preventative Maintenance Project (Step 1 of 2)

Contact: Melissa Tigbao, P.E., Public Works Director

Melissa.Tigbao@cityofvallejo.net

Action: continued to the March 18, 2025 special council meeting.

10. **INFORMATION CALENDAR** – None.
11. **CITY MANAGER’S REPORT** – None.
12. **CITY ATTORNEY’S REPORT** – None.
13. **COMMUNITY FORUM**
Speakers: Anne Carr.
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 12:04 a.m.

Signed by:

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ANDREA SORCE, MAYOR

ATTEST:

DocuSigned by:

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DAWN G. ABRAHAMSON, CITY CLERK