

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
JUNE 3, 2025**

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

1. CALL TO ORDER

The meeting was called to order at 7:31 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 the following:

Closed Session Item 3A- Council provided direction to its legal counsel.

Closed Session Item 3B- Council provided direction to its legal counsel.

Closed Session Item 3C- Council provided direction to its legal counsel.

Closed Session Item 3D- Council provided direction to its labor negotiators.

5. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: None.

6. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *moved by Vice Mayor Bregenzer and carried unanimously, unless otherwise noted, approved the Agenda and the Consent Calendar with the removal of Item 6D making it Item 6.1.*

A. ADOPT A RESOLUTION AMENDING THE FY 2024-25 CAPITAL IMPROVEMENT PROGRAM TO APPROPRIATE \$350,000 OF HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) GRANT FUNDS FOR THE ROAD EDGE LINE PROJECT (PW9715) (STEP 2 OF 2)

Recommendation: Adopt a Resolution amending the FY 2024-25 Capital Improvement Plan budget to recognize \$350,000 of Highway Safety Improvement Program (HSIP) grant funds and appropriate expenditure budget in the same amount to the Road Edgeline Project (PW9715) (Step 2 of 2)

Contact: Oscar Alcantar, Interim Public Works Director

Oscar.Alcantar@cityofvallejo.net

Action: *adopted Resolution No. 25-080 N.C.*

B. ADOPT A RESOLUTION AMENDING THE FISCAL YEAR 2024-25 CAPITAL IMPROVEMENT PROGRAM BUDGET TO APPROPRIATE \$50,000 OF TRANSPORTATION FUND FOR CLEAN AIR GRANT FUNDS FOR THE FIFTH STREET BIKE AND PEDESTRIAN SAFETY IMPROVEMENTS PROJECT (PW9714) (STEP 2 OF 2)

Recommendation: Adopt a Resolution amending the fiscal year 2024-25 Capital Improvement Program budget to appropriate \$50,000 of Transportation Fund for Clean Air (TFCA) grant funds for the Fifth Street Bike and Pedestrian Safety Improvements Project (PW9714) - Step 2 of 2.

Contact: Oscar Alcantar, Interim Public Works Director

Oscar.Alcantar@cityofvallejo.net

Action: adopted Resolution No. 25-081 N.C.

C. NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2024-25 CAPITAL GRANTS AND CONTRIBUTION FUND #221BUDGET TO RECEIVE AND EXPEND ONE BAY AREA GRANT (OBAG) 3 FUNDS IN THE AMOUNT OF \$2,400,000 (STEP 1 OF 2)

Recommendation: Notice of intent to amend the fiscal year 2024-25 Capital Grants and Contribution Fund #221budget to receive and expend One Bay Area Grant (OBAG) 3 funds in the amount of \$2,400,000 (step 1 of 2).

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

kristin.pollot@cityofvallejo.net

Action: Provided Notice of intent to amend the fiscal year 2024-25 Capital Grants and Contribution Fund #221budget to receive and expend One Bay Area Grant (OBAG) 3 funds in the amount of \$2,400,000 (step 1 of 2).

D. ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING THE FIRST AMENDMENT TO THE AGREEMENT FOR LEGAL SERVICES BETWEEN THE CITY OF VALLEJO AND WHITE BRENNER LLP AND AUTHORIZING THE CITY ATTORNEY TO EXECUTE THE SAME

Recommendation: Adopt the resolution approving the First Amendment to the Agreement for Legal Services with White Brenner and authorizing the City Attorney to execute the Agreement on behalf of the City.

Contact: Randy J. Risner, Chief Assistant City Attorney

Randy.Risner@cityofvallejo.net

Action: item was removed from the Consent Calendar at the request of Mayor Sorce.

City Clerk Abrahamson read a letter submitted by American Canyon Mayor Washington.

Chief Assistant City Attorney Risner provided an overview of the staff report.

Action: moved by Vice Mayor Bregenzer and carried unanimously to adopt Resolution No. 25-082 N.C.

adopted Resolution No. 25-082 N.C.

- E. **ADOPT A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF VALLEJO AND WEINTRAUB TOBIN CHEDIAK COLEMAN GRODIN A CALIFORNIA LAW CORPORATION INCREASING ANNUAL COMPENSATION TO \$150,000 AND AUTHORIZING THE CITY ATTORNEY TO EXECUTE THE SAME**

Recommendation: Adopt a resolution approving the First Amendment to the Consultant and Professional Services Agreement between the City of Vallejo and Weintraub Tobin Chediak Coleman and Grodin and authorize the City Attorney to execute the same.

Contact: Randy J. Risner, Chief Assistant City Attorney

Randy.Risner@cityofvallejo.net

Action: *adopted Resolution No. 25-083 N.C.*

- F. **ADOPT A RESOLUTION APPROVING THE THIRD AMENDMENT TO THE CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF VALLEJO AND OPPENHEIMER INVESTIGATIONS GROUP LLP INCREASING THE ANNUAL COMPENSATION TO \$250,000 AND AUTHORIZING THE CITY ATTORNEY TO EXECUTE THE SAME**

Recommendation: Oppenheimer Investigations Group, LLP is a law firm that provides independent investigation services to the City for employee complaints and city policy violations. The firm has reached its cap for this fiscal year and has ongoing investigations that are not yet complete. The City Attorney's Office requests adopting a resolution to increase the cap in the Agreement to \$250,000 per fiscal year in order to allow OIG to complete its current investigations and get paid for its work.

Contact: Randy J. Risner, Chief Assistant City Attorney

Randy.Risner@cityofvallejo.net

Action: *adopted Resolution No. 25-084 N.C.*

7. ACTION CALENDAR

- A. **ADOPT A RESOLUTION AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND APPROPRIATE \$6,390,070 FOR OPERATIONAL FUNDING FOR THE VALLEJO HOMELESS NAVIGATION CENTER (STEP 2 of 2) AND APPROVING AN OPERATOR AGREEMENT FOR THE VALLEJO HOMELESS NAVIGATION CENTER WITH FIVE KEYS SCHOOLS AND PROGRAMS FOR AN AMOUNT NOT TO EXCEED \$7,041,049.40 FOR SERVICES THROUGH JUNE 3, 2027**

Recommendation: Adopt a resolution amending the Fiscal Year 2024-2025 Budget to accept and appropriate \$6,390,070.00 for operational funding of the Vallejo Homeless Navigation Center (Step 2 of 2) and approving an operator agreement for the Vallejo Homeless Navigation Center with Five Keys Schools and Programs for an amount not to exceed \$7,041,049.40 for services through June 3, 2027.

Contact: Natalie Peterson, Assistant to the City Manager (707) 649-3415
Natalie.Peteson@cityofvallejo.net

Assistant to the City Manager Peterson provided background information, reviewed the RFQ process and five keys background, provided an overview of the agreement, operational funding, budget and program, introduced five keys schools and programs, and concluded the presentation with an overview of the Coordinated Entry System (by Resource Connect Solano).

Elyse Graham, Brandi Marshall and Kim Duong (Five Keys) provided an overview of the Program for the Navigation Center.

DeAndre Richard and Barbara Simpson (Resource Connect Solano) provided an overview of the Coordinated Entry System for the Navigation Center.

Staff and representatives from Five Keys and Resource Connect Solano responded to questions from Councilmembers.

Speakers: Stephen Hallett, Anne Carr, Troy Notrangelo, Kris Kelly, Nathan Stout, Jean McCormick, Louis Michael, The People, an unidentified member of the public, and Melvin Cowan.

Another question and answer period followed. Councilmembers provided comment.

Action: moved by Vice Mayor Bregenzer and carried unanimously to adopt Resolution No. 25-085 N.C.

- B. **ADOPT A RESOLUTION APPROVING A TWO-YEAR AGREEMENT WITH THE OPTION TO EXTEND FOR THREE ADDITIONAL YEARS WITH HUNT OIL OF CALIFORNIA FOR THE SUPPLY OF FUEL AND PETROLEUM PRODUCTS AT VARIOUS CITY FACILITIES FOR A TOTAL AMOUNT NOT TO EXCEED \$5,000,000 FOR FIVE YEARS AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution approving an agreement with Hunt Oil of California for the supply of fuel and petroleum products at various City facilities for a total amount not to exceed \$5,000,000 and authorizing the City Manager to execute same.

Contact: Oscar Alcantar, Interim Public Works Director
Oscar.Alcantar@cityofvallejo.net

Interim Public Works Director Alcantar 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. 25-086 N.C.

The meeting recessed at 9:44 p.m. and reconvened at 9:51 p.m.

- C. **ADOPT A RESOLUTION APPROVING TWO SEPARATE CONSULTANT AND PROFESSIONAL SERVICES AGREEMENTS WITH ENVIRONMENTAL RISK SERVICES CORPORATION (ERS) FOR THE MARE ISLAND AND THE FORMER PG&E MANUFACTURED GAS PLANT ENVIRONMENTAL CLEANUP PROJECTS, EACH FOR A THREE-YEAR TERM WITH TWO ONE-YEAR EXTENSION OPTIONS IN A TOTAL NOT TO EXCEED AMOUNT OF \$1,200,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME**

Recommendation: Adopt a resolution approving two separate consultant and professional services agreements with Environmental Risk Services Corporation (ERS) for the Mare Island and the former PG&E Manufactured Gas Plant Environmental Cleanup Projects, both projects funded by third party sources, each for a three-year term with two one-year extension options in a total not to exceed amount of \$1,200,000 and authorizing the City Manager to execute the same.

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

Gillian.Haen@cityofvallejo.net

Project Manager Hanford provided an overview of the history/timeline, reviewed the ERS new agreement terms, provided background on ERS, reviewed the Mare Island environmental history and cleanup status with Lennar Mare Island and the Navy, and discussed the PG&E cleanup project on the Southern Waterfront for development and future use.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: moved by Vice Mayor Bregenzer and carried unanimously to adopt Resolution No. 25-087 N.C.

- D. **ADOPT TWO RESOLUTIONS AWARDING: (1) AN ON-CALL CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT TO CSG CONSULTANTS, INC. FOR CONSTRUCTION MANAGEMENT SERVICES RELATED TO THE MARE ISLAND CAUSEWAY BRIDGE PREVENTATIVE MAINTENANCE AND REPAIR PROJECT IN AN AMOUNT NOT TO EXCEED \$1,410,402; AND (2) AN ON-CALL CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT TO CSG CONSULTANTS, INC. FOR CONSTRUCTION MANAGEMENT SERVICES RELATED TO OTHER FEDERALLY FUNDED PROJECTS IN AN AMOUNT NOT TO EXCEED \$500,000, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENTS**

Recommendation: Adopt two resolutions awarding: (1) an On-Call Consultant and Professional Services Agreement to CSG Consultants, Inc. for construction management services related to the Mare Island Causeway Bridge Preventative Maintenance and Repair Project in an amount not to exceed \$1,410,402; and (2) an On-Call Consultant and Professional Services Agreement to CSG Consultants, Inc. for construction management services

related to other federally funded projects in an amount not to exceed \$500,000, and authorizing the City Manager to execute the Agreements.

Contact: Oscar Alcantar, Interim Public Works Director

Oscar.Alcantar@cityofvallejo.net

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: moved by Vice Mayor Bregenzer and carried unanimously to adopt Resolutions No. 25-088 N.C. and 25-089 N.C. Staff was directed to provide an update on the Dispatcher Project Relocation.

E. **ADOPT A RESOLUTION APPROVING A LEASE AND OPERATOR AGREEMENT FOR THE BROADWAY PROJECT WITH SHELTER, INC. AND FIRM FOUNDATION COMMUNITY HOUSING AND PROVIDING NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2024-2025 BUDGET IN THE AMOUNT OF \$642,860.94 OF OPIOID LITIGATION FUND BALANCE TO SUPPORT THE PROJECT**

Recommendation: Adopt a resolution approving a Lease and Operator Agreement for the Broadway Project with Shelter, Inc. and Firm Foundation Community Housing and providing notice of intent to amend the fiscal year 2024-2025 budget in the amount of \$642,860.94 of Opioid Litigation Fund Balance to support the Project (Step 1 of 2).

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

Gillian.Haen@cityofvallejo.net

Assistant to the City Manager Peterson provided background information on the project and an update on the schedule, reviewed project funding and provided a budget update, discussed the funding gap for project completion with options, provided an overview of the start-up operations, introduced HOMEKEY operator partner Shelter, Inc., outlined the contract terms, the Operations Funding/Budget, Staffing Plan services provided, referral criteria, PBV process and requirements, Lease up process and HCD Program requirements.

Brandon Worth (Shelter Inc.) provided an overview of the Program for the Broadway Project.

Representatives from Firm Foundation Community Housing Team provided an introduction.

Staff and representatives from Shelter Inc. and Firm Foundation responded to questions from Councilmembers.

Speakers: Stephen Hallett, Anne Carr, Jermaine Dowdell, William Baker, and Mina Loera-Diaz.

Another question and answer period followed. Councilmembers provided comment.

Action: *moved by Vice Mayor Bregenzer and carried unanimously to adopt Resolution No. 25-090 N.C. minus the fund balance of the developer's fee with the balance to be taken from the Opioid litigation fund balance to support the project, with monthly updates to the Housing & Community Development Commission and quarterly updates in person to the Commission and City Council.*

F. **RECEIVE AN UPDATE ON THE UNHOUSED SITUATION AND PROVIDE DIRECTION TO STAFF ON THE CITY'S UNHOUSED OPTIONS**

Recommendation: Receive an update on the unhoused situation and provide direction to staff on the City's unhoused options.

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

Gillian.Haen@cityofvallejo.net

Natalie Peterson, Assistant to the City Manager (707) 649-3415

Natalie.Peterson@cityofvallejo.net

Speakers: Stephen Hallett, Anne Carr, Tina Fowler, Richard Abbott, Isobet Beltane, Kay Flavell, Kathleen Gaffney, Trevor Keaveny, Liat Meitzenheimer, Eli Smith, Nathan Stout, Linda Stout, Tom Carey, Kris Kelley, Kat McNeil, David Haldane, Pippin Dew (Vallejo Main Street), Kirk Smith (Visit Vallejo), The People, and an unidentified member of the public.

Assistant City Manager Haen and Assistant to the City Manager Peterson identified and discussed short term parking sites and long term temporary parking sites, reviewed designated camping options, provided overview of the costs associated with both parking sites and camping locations, outlined the work of the ad-hoc working group, and concluded the presentation reviewing options for Council consideration.

Action: *moved by Vice Mayor Bregenzer and carried to direct staff to (Noes: Sorce):*

1. *Direct staff to pursue RFP for faith-based organization to host safe parking sites.*
2. *Follow up with Vallejo Together to participate in Homeless Round Table and offer to be the host.*
3. *Work with Recology, nonprofit organizations and Public Works to create a plan for trash collection at encampments for large items*
4. *Identifying and communicating high priority areas*
5. *Continuing the sweeps as is*
6. *Outreach and data collection as discussed*
7. *And not proceeding forward with an unhoused ad-hoc committee.*

G. **HOLD A PUBLIC HEARING TO PRESENT INFORMATION ON THE CITY'S JOB VACANCY STATUS**

Recommendation: There is no recommended action for this item.

Contact: Stephanie Sifuentes, Human Resources Director (707) 649-4852
stephanie.sifuentes@cityofvallejo.net

Action: *item was continued to June 10 regular City Council meeting.*

H. **ADOPT A RESOLUTION APPROVING THE ECONOMIC DEVELOPMENT COMMISSION (EDC) 2025 WORK PLAN AND RELATED FY2025-26 BUDGET REQUEST OF A NOT TO EXCEED AMOUNT OF \$30,392.**

Recommendation: Adopt a resolution (Attachment A) by the City Council to approve the EDC 2025 Work Plan with its request of \$20,000 from the City of Vallejo FY 2025-26 budget and a re-allocation of unexpended EDC FY2024-25 funds not to exceed \$10,392.

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

Action: *item was continued to June 10 regular City Council meeting.*

8. **ADJOURNMENT**

The meeting adjourned at 1:59 a.m.

Signed by:


ANDREA SORCE, MAYOR

ATTEST:

DocuSigned by:


DAWN G. ABRAHAMSON, CITY CLERK