

**VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
SEPTEMBER 9, 2025**

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

1. CALL TO ORDER

The meeting was called to order at 7:18 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:

- 4pm Closed Session: Council provided direction to staff on this item.
- 5 pm Closed Session: (3A) Council provided direction to staff; (3B) Council voted unanimously to file an appeal on the case City of Vallejo v. American Canyon (Buzz Oates, LLC) and provided direction to its legal counsel regarding Elite Public Schools, et al v. City of Vallejo, et. al.; and (3C) Council provided direction to staff with subsequent actions coming before Council in open session this evening.

5. PRESENTATIONS AND COMMENDATIONS – None.

6. FIRST COMMUNITY FORUM

Speakers: John Lewis, Tom Camerato, Joseph Ferdin, Dave Belef, Ruben Galvan, Cornell Smith, and Jason LaBou.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: Kennaya Holmes (Item 8F)

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *moved by Vice Mayor Bregenzer and carried unanimously, unless otherwise noted, approval of the Agenda and the Consent Calendar with the removal of Items 8D and 8H making them Items 8.1. and 8.2. respectively.*

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the regular meeting of July 22 and the special meetings of July 29, August 5, and August 12, 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. CITY TREASURER'S QUARTERLY INVESTMENT REPORT

Recommendation:

Accept the City Treasurer's Investment Report for the quarter ended June 30, 2025

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

Rekha.Nayar@cityofvallejo.net

Action: *accepted City Treasurer's Investment Report for quarter ended June 30, 2025.*

D. ADOPT A RESOLUTION APPROVING A FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SOLANO ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF VALLEJO TO EXTEND THE TERM TO EXPIRE JUNE 30, 2028 AND INCREASE THE MAXIMUM NOT TO EXCEED AMOUNT TO \$183,975, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME

Recommendation: Adopt a resolution approving a First Amendment to the Memorandum of Understanding between the Solano Economic Development Corporation and the City of Vallejo to extend the term to June 30, 2028 and increase the maximum not-to-exceed amount to \$183,975, and authorizing the City Manager to execute same.

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

Gillian.Haen@cityofvallejo.net

Action: *item removed from the Consent Calendar by Councilmember Matias*

Councilmembers provided comment.

Action: *moved by Councilmember Matias and carried unanimously to adopt Resolution No. 25-146 N.C. and incorporating an amendment into the contract to require Solano EDC to provide quarterly reports to the Economic Development Commission.*

E. ADOPT A RESOLUTION APPROVING A FIRST AMENDMENT TO THE ALARM MONITORING SERVICE AGREEMENT WITH BAY ALARM

COMPANY TO INCREASE THE NOT TO EXCEED AMOUNT TO \$240,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a Resolution approving a First Amendment to the Alarm Monitoring Service Agreement with Bay Alarm Company to increase the not to exceed amount to \$240,000 and authorizing the City Manager to execute same.

Contact: Oscar Alcantar, Interim Public Works Director, 707-648-4433

Oscar.Alcantar@cityofvallejo.net

Action: adopted Resolution No. 25-147 N.C.

F. **ADOPT A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT WITH LEAVEN KIDS REALLOCATING EXISTING BUDGET AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a Resolution approving a First Amendment to the Agreement with Leaven Kids reallocating remaining budget and authorize the City Manager to execute same.

Contact: Jason Ta, Chief of Police

jason.ta@cityofvallejo.net

Action: adopted Resolution No. 25-148 N.C.

G. **ADOPT A RESOLUTION APPROVING A FIRST AMENDMENT TO THE AGREEMENT PROVIDING FOR IMPLEMENTATION OF THE SOLANO STORMWATER ALLIANCE AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation:

Adopt a resolution approving a First Amendment to the Agreement Providing for Implementation of the Solano Stormwater Alliance and authorizing the City Manager to execute same.

Contact: Oscar Alcantar, Interim Public Works Director (707) 648-4433

Oscar.Alcantar@cityofvallejo.net

Action: adopted Resolution No. 25-149 N.C.

H. **PROVIDE NOTICE OF INTENT TO AMEND THE HOME INVESTMENT PARTNERSHIPS ("HOME") PROGRAM BUDGET FOR FISCAL YEAR 2025-26 BY APPROPRIATING \$741,000 FOR THE TENANT-BASED RENTAL ASSISTANCE PROGRAM (STEP 1 OF 2)**

Recommendation: Provide a notice of intent to amend the HOME Program Budget for Fiscal Year (FY) 2025-26 by appropriating \$741,000 for the Tenant-Based Rental Assistance (TBRA) Program.

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: item was removed from the Consent Calendar at the request of Councilmember Lediju.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: moved by Vice Mayor Bregenzer and carried unanimously to provide a notice of intent to amend the HOME Program Budget for Fiscal Year (FY) 2025-26 by appropriating \$741,000 for the Tenant-Based Rental Assistance (TBRA) Program and include progress reports to the Housing & Community Development Commission at least every 2 months over the next cycle and return to Council with an update in November 2025.

I. **ADOPT A RESOLUTION APPROVING A SIDE LETTER AGREEMENT BETWEEN THE CITY OF VALLEJO AND THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS (IBEW), LOCAL 1245, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME**

Recommendation: Adopt a resolution approving a Side Letter Agreement between the City of Vallejo and the International Brotherhood of Electrical Workers, Local 1245, and authorize the City Manager to execute the same.

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

stephanie.sifuentes@cityofvallejo.net

Action: adopted Resolution No. 25-150 N.C.

J. **ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING NINE PURCHASE AGREEMENTS WITH NINE SEPARATE VENDORS TO SUPPLY WATER TREATMENT CHEMICALS, EACH WITH A NOT-TO-EXCEED AMOUNT OF LESS THAN \$530,000, FOR A CUMULATIVE TOTAL AMONG ALL VENDORS OF A NOT-TO-EXCEED AMOUNT OF \$2,224,881 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME**

Recommendation: Adopt a resolution of the City Council of the City of Vallejo approving nine purchase agreements with nine separate vendors to supply water treatment chemicals, each with a not-to-exceed amount of less than \$530,000, for a cumulative total among all vendors of a not-to-exceed amount of \$2,224,881 and authorizing the City Manager to execute the same.

Contact: Beth Schoenberger, Water Director

Beth.Schoenberger@cityofvallejo.net

Action: adopted Resolution No. 25-151 N.C.

9. **ACTION CALENDAR**

A. **ADOPT A RESOLUTION MAKING AN APPOINTMENT TO FILL AN EXISTING VACANCY ON THE MCCUNE COLLECTION COMMISSION**

Recommendation: Adopt a resolution appointing a member to fill a vacancy on the McCune Collection Commission for a term expiring June 30, 2028

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

Dawn.Abrahamson@cityofvallejo.net

Action: Moved by Mayor Sorce and carried unanimously to adopt Resolution No. 25-152 N.C., a resolution appointing Vince Tijima to the MCC for a term expiring 6/30/28.

B. DESIGNATE A VOTING DELEGATE AND ALTERNATE FOR THE BUSINESS PORTION OF THE ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE

Recommendation: 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, MMC, City Clerk (707) 648-4527

Dawn.Abrahamson@cityofvallejo.net

City Clerk provided an overview of the staff report and outlined the recommendation.

Councilmembers provided comment

Action: *moved by Councilmember Gordon and carried unanimously to appoint Councilmember Matulac as voting delegate and Councilmember Lediju as alternate.*

C. ADOPT A RESOLUTION APPROVING A QUIT CLAIM DEED TRANSFERRING THE CITY'S INTEREST IN AN ABANDONED PORTION OF A WATER EASEMENT IN AMERICAN CANYON TO CANYON ESTATES HOMES LLC IN EXCHANGE FOR A NEW EASEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME

Recommendation: Adopt a resolution approving a Quit Claim Deed transferring the City's interest in an abandoned portion of a water easement in American Canyon. The transfer is to the developer, Canyon Estates Homes, LLC, and is in exchange for a new easement and new pipeline.

Contact: Randy J. Risner, Chief Assistant City Attorney

randy.risner@cityofvallejo.net

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

Action: *moved by Vice Mayor Bregenzer and carried unanimously to adopt Resolution No. 25-153 N.C.*

D. HOLD A PUBLIC HEARING AND ADOPT A RESOLUTION APPROVING AN AMENDMENT TO THE MASTER FEE SCHEDULE FOR FISCAL YEAR 2025-26 ESTABLISHING AND REVISING FEES FOR THE FIRE DEPARTMENT, PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (BUILDING AND PLANNING DIVISIONS), AND THE WATER DEPARTMENT

Recommendation: Hold a public hearing and adopt a resolution approving an amendment to the Master Fee Schedule for fiscal year 2025-26 establishing and revising fees for the Fire Department, Planning and Development Services Department (Building and Planning Divisions), and the Water Department.

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

Kristin.Pollot@cityofvallejo.net

Arthur Gonzales, Interim Fire Chief (707) 648-4092

Arthur.Gonzales@cityofvallejo.net

Beth Schoenberger, Water Director (707) 648-5439

Beth.Schoenberg@cityofvallejo.net

Planning & Development Services Director Pollot provided introductory comments and introduced the Consultants.

Ricardo Cepin, Alan Parks and Doug Campbell (MGT) provided project background information, reviewed the scope of services, methodology and approach and executive summary findings, discussed department results and recommendations, shared a peer comparison survey, and outlined next steps.

Staff and the Consultants responded to questions from Councilmembers.

Mayor Sorce opened the public hearing.

Speakers: Dave Belef and Anne Carr.

Mayor Sorce closed the public hearing.

Another question and answer period followed. Councilmembers provided comment.

Action: *moved by Mayor Sorce and carried unanimously to return to Council with this item at a future date including information in the following areas: (1) economic development and competitive advantage; (2) equity lens in terms of supporting low-income households and not discouraging compliance; (3) renewable energy and lower energy; and (4) expediting the permitting process.*

E. **RECEIVE PRESENTATION OF SCOPES FOR FOUR PRIORITY CITY COUNCIL REFERRALS RELATED TO PUBLIC SAFETY AND PROVIDE DIRECTION TO STAFF**

Recommendation: Receive the scopes of work that City staff developed for four City Council referrals related to public safety and provide direction to staff on next steps.

Contact: Veronica A.F. Nebb, City Attorney

Veronica.Nebb@cityofvallejo.net

City Attorney Nebb and Assistant City Attorney Jackson provided an overview of the scopes for four priority City Council referrals and recommendations for each of the referral requests.

Staff responded to questions from Councilmembers following the scope of each item. Councilmembers provided comment.

Speakers: Dave Belef, Anne Carr, Karol Heppe, Avery Livingood, and Katie Mefferd.

Actions: ***Creation of a Prostitution Ordinance Scope of Work:*** moved by Mayor Sorce and carried unanimously to not proceed with a proposed ordinance. Staff was directed to explore alternative actions, including:

- Traffic enforcement
- Community outreach
- Report-a-John Program
- Engagement of the Public Safety Council Subcommittee to vet other ideas
- Follow-up on indecent exposure concerns

(2) Possible creation of a Red Light Abatement Ordinance Scope of Work:

- By Council consensus, staff to provide an update to the Council Public Safety Subcommittee on VPD's staffing capacity to assist with implementation by December 2025.

Councilmember Palmares left the meeting during discussion of the creation of a gun violence restraining order policy scope of work.

(3) Creation of a Gun Violence Restraining Order Policy Scope of Work:

- By Council consensus, directed staff to move cautiously forward with implementing a robust GVRO program under the existing policy.
- Staff to return to Council in two months with: Program phases, resource analysis and funding needs.

(4) Assembly Bill 43-Speed Limit Reductions in Designated Business Districts and In Designated School Zones Scope of Work:

- moved by Vice Mayor Bregenzer and carried unanimously by members present to direct staff to move forward with the proposal to reduce speed limits in certain high traffic areas to increase pedestrian, bicyclist, and motorist safety.
- Staff to conduct this change in conjunction with the expiration of the current E&TS, to be completed by December 2025.
- If it is not feasible to complete the E&TS study by December 2025, staff was directed to conduct a separate E&TS study specific to this project and determine funding for the study. (Absent: Palmares)

F. CONSIDER MAKING A FINDING TO CONTINUE THE STATE OF LOCAL EMERGENCY RELATING TO PUBLIC SAFETY STAFFING

Recommendation: Consider making a finding reaffirming that the conditions exist to continue the proclamation of a local emergency.

Contact: Jason Ta, Chief of Police

(707) 648-4540

jason.ta@cityofvallejo.net

Speakers: Marissa Seriffino

Action: *moved by Vice Mayor Bregenzer and carried unanimously by members present to make a finding reaffirming that the conditions exist to continue the proclamation of a local emergency (Absent: Palmares).*

G. **ADOPT A RESOLUTION PROVIDING DIRECTION ON THE BLUE ROCK SPRINGS, LLC PRELIMINARY GOLF COURSE CONCEPT PLAN**

Recommendation: Adopt a resolution accepting City Council direction on the preliminary Blue Rock Springs Golf Course Concept Plan

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

Gillian.Haen@cityofvallejo.net

Assistant City Manager Haen provided an illustration of the site location and project background information and discussed the public outreach efforts.

Jeb Elmore (Lewis Company) and Carl Campos (Architect) reviewed the concept plan.

Assistant City Manager Haen concluded the presentation by discussing the costs and funding for the project and outlined staff's recommendation.

Speakers: Dennis Yen, Ruben Galvan, Anne Carr, and Lisa Jackson.

Staff, Mr. Elmore and Mr. Campos responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Vice Mayor Bregenzer to adopt a resolution providing direction on the Blue Rock Springs, LLC Preliminary Golf Course Concept Plan with Clubhouse Preliminary Scope Option Number 1 to include the following:*

- *Look at increased event capacity of 500 people*
- *Add the optional task of under clubhouse golf cart storage*
- *Phase development tasks in order to allow for scaled implementation of project*
- *Exploration of youth center somewhere on the overall development site on the City-retained property*

Golf Facilities Preliminary Scope West Course Option Number 3.

On an alternative motion by Councilmember Matias, that failed by members present, to adopt a resolution providing direction on the Blue Rock Springs, LLC Preliminary Golf Course Concept Plan with Clubhouse Preliminary Scope Option Number 2 to include the following:

- *Look at increased event capacity of 500 people*
- *Add the optional task of under clubhouse golf cart storage*
- *Phase development tasks in order to allow for scaled implementation of project*
- *Exploration of youth center somewhere on the overall development site on the City-retained property*

Golf Facilities Preliminary Scope West Course Option Number 3.

(Ayes: Matias; Noes: Sorce, Bregenzer, Lediju, and Matulac; Abstain: Gordon – abstention was cast as an aye vote pursuant to VMC Section 2.02.680(c); Absent: Palmares)

Council returned to the main motion as moved by Vice Mayor Bregenzer and carried unanimously by members present to Resolution No. 25-154, a resolution providing direction on the Blue Rock Springs, LLC Preliminary Golf Course Concept Plan with Clubhouse Preliminary Scope Option Number 1 to include the following:

- *Look at increased event capacity of 500 people*
- *Add the optional task of under clubhouse golf cart storage*
- *Phase development tasks in order to allow for scaled implementation of project*
- *Exploration of youth center somewhere on the overall development site on the City-retained property*

Golf Facilities Preliminary Scope West Course Option Number 3. which carried unanimously by members present (Absent: Palmares).

10. INFORMATION CALENDAR – None.

11. CITY MANAGER’S REPORT

City Manager Murray provided an update on the following:

- Solano County Board of Supervisor’s consideration of the Sheriff’s contract with the City of Vallejo which was deferred to September 23.
- Upcoming Town Hall meeting regarding the recent officer involved shooting.
- Fiestas Patrias Festival, September 17
- Summer 2025 Paving Work Project

12. CITY ATTORNEY’S REPORT – None.

13. COMMUNITY FORUM

Speakers: None.

14. REQUEST & ACTION FOR FUTURE AGENDA ITEMS OR SPECIAL PROJECTS

- ***Council Travel Policy***
Moved by Vice Mayor Bregenzer and carried by members present to direct staff to prepare a scope of work and return to Council for review and discussion of the Council Travel Policy, including a process for determining which Councilmembers attend which conferences (Noes: Gordon; Absent: Palmares)
- ***Quarterly Reports on Measure P, B & V Funds***
Moved by Councilmember Matias and carried unanimously by members present to direct staff to prepare a scope of work and return to Council regarding the provision of quarterly reports on Measures P, B & V funds prepared by the Finance Director (Absent: Palmares)
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- **Safe Streets Strategic/Comprehensive Plan**

Moved by Councilmember Lediju and carried unanimously by members present to direct staff to prepare a scope of work and return to Council with a Strategic Plan/Comprehensive Plan and process for Safe Streets in the City, including schools, and refer the matter to the Council Public Safety Subcommittee (Absent: Palmares)

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

Councilmembers reported on various community events and meetings attended.

16. ADJOURNMENT

The meeting adjourned at 1:43 a.m.

Signed by:

Andrea Sorce

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ANDREA SORCE, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

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DAWN G. ABRAHAMSON, CITY CLERK