

**VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
NOVEMBER 4, 2025**

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

1. CALL TO ORDER

The meeting was called to order at 7:09 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:

Item 3A: Council provided direction to its property negotiators

Item 3B: No action to report.

5. PRESENTATIONS AND COMMENDATIONS

Action: *Youth Services Coordinator Grace-Barksdale introduced the 2025 Youth Delegation and Mayor Sorce read the proclamation and recognized Native nations in attendance.*

A. YOUTH DELEGATION TO THE 2025 NATIONAL LEAGUE OF CITIES CONFERENCE

B. PRESENTATION OF A PROCLAMATION RECOGNIZING NATIVE AMERICAN HERITAGE MONTH, NOVEMBER 2025

6. FIRST COMMUNITY FORUM

Speakers: Daniel Boone, Jeff Herman and Michael Thompson (Vallejo United Soccer Club and Rise FC), David Marsteller Jr., Patricia Franklin, Chris De Ray, and Sean Davis.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: David Haldane (Items 8C, 8D and 8G).

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 Item 8D making it Item 8.1.

A. **WAIVE 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.

B. **CITY TREASURER'S QUARTERLY INVESTMENT REPORT**

Recommendation: Accept the City Treasurer's Investment Report for the quarter ended September 30, 2025

Contact: Florita Cruz, Assistant Finance Director, (707) 648-5542

Florita.Cruz@cityofvallejo.net

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

C. **NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2025-26 BUDGET TO ALLOCATE THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) 2025 GRANT IN THE AMOUNT OF \$500,000 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE SAME (STEP 1 OF 2)**

Recommendation: Provide notice of intent to amend the Fiscal Year 2025-2026 budget to allocate the U.S. Environmental Protection Agency (EPA) 2025 Grant in the amount of \$500,000 and authorize the City Manager to execute the same (Step 1 of 2)

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

gillian.haen@cityofvallejo.net

Action: provided notice of intent to amend the Fiscal Year 2025-2026 budget to allocate the U.S. Environmental Protection Agency (EPA) 2025 Grant in the amount of \$500,000 and authorize the City Manager to execute the same (Step 1 of 2).

D. **NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2025-2026 BUDGET TO ALLOCATE \$746,200 OF THE MONSANTO SETTLEMENT FUNDS TO THE POLICE DEPARTMENT HEADQUARTERS PROJECT (STEP 1 OF 2)**

Recommendation: Provide Notice of Intent to amend the Fiscal Year 2025-2026 budget to allocate \$746,200 of the Monsanto Settlement Funds to the Police Department Headquarters Project (PW9818).

Contact: [Oscar Alcantar, Interim Public Work Director, 707-648-4433](mailto:Oscar.Alcantar@cityofvallejo.net)

Oscar.Alcantar@cityofvallejo.net

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

Staff responded to questions from Councilmembers.

Action: moved by Vice Mayor Bregenzer and carried to provide Notice of Intent to amend the Fiscal Year 2025-2026 budget to allocate \$746,200 of the Monsanto Settlement Funds to the Police Department Headquarters Project (PW9818) (Noes: Sorce).

- E. **ADOPT A RESOLUTION APPROVING A NEW SITE PERMIT TO NEW CINGULAR WIRELESS PCS, LLC, DBA AT&T FOR A SMALL CELL SITE INSTALLATION WITHIN THE CITY RIGHT-OF-WAY AT 2325 SPRINGS ROAD AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**
Recommendation: Adopt a Resolution approving a new Site Permit to New Cingular Wireless PCS, LLC, dba AT&T for a small cell site installation within the City right-of-way at 2325 Springs Road 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. 25-179 N.C.
- F. **ADOPT A RESOLUTION AMENDING THE FISCAL YEAR 2025-26 BUDGET TO ALLOCATE \$49,920 FROM GENERAL FUND BALANCE TOWARD DESIGN OF THE WATERFRONT PARK PROJECT (STEP 2 OF 2)**
Recommendation: Adopt a resolution amending the Fiscal Year 2025-26 budget to allocate \$49,920 of General Fund Balance to expend toward the additional design of the Waterfront Park project (PW9447)
Contact: Jason Ackley, Assistant to the City Manager
jason.ackley@cityofvallejo.net
Action: adopted Resolution No. 25-180 N.C.
- G. **ADOPT A RESOLUTION AUTHORIZING THE CITY'S CONCURRENCE WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S DETERMINATION THAT THE PROPOSED TEMPORARY USE OF A CITY-OWNED PARCEL (APN: 0067010010) WITHIN THE SAN PABLO BAY NATIONAL WILDLIFE REFUGE AS PART OF THE STATE ROUTE 37 SEARS POINT TO MARE ISLAND IMPROVEMENT PROJECT WOULD HAVE ONLY A DE MINIMIS IMPACT UNDER THE DEPARTMENT OF TRANSPORTATION ACT OF 1966 (49 U.S.C. § 303) AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**
Recommendation: Adopt a resolution authorizing the City's concurrence with the California Department of Transportation's determination that the temporary use of a City-owned parcel (APN: 0067010010) within the San Pablo Bay National Wildlife Refuge as part of the State Route 37 Sears Point to Mare Island Improvement Project would have only a de minimis impact under the Department of Transportation Act of 1966 (49 U.S.C. § 303) 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. 25-181 N.C.

- H. **INTRODUCTION OF AN ORDINANCE ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2 AND CALIFORNIA CODE OF REGULATIONS TITLE 24, THE 2025 CALIFORNIA BUILDING STANDARDS CODE, PARTS 1 THROUGH 12, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND ADOPTING LOCAL AMENDMENTS THERETO IN ACCORDANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 17922, 17958, 17958.5, 17958.7, AND 18941.5, AND FINDING THE ADOPTION OF SUCH CODES AND AMENDMENTS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)**

Recommendation: Introduction of an ordinance adopting by reference, pursuant to Government Code section 50022.2 and California Code of Regulations Title 24, the 2025 Building Standards Code Parts 1 through 12, and the 2024 International Property Maintenance Code, and adopting local amendments thereto in accordance with California Health and Safety Code Sections 17922, 17958, 17958.5, 17958.7, and 18941.5, and finding the adoption of such codes and amendments exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3).

Contact: Kristin Pollot, Planning and Development Services Director, (707) 648-4382

Kristin.Pollot@cityofvallejo.net

Bill Collins, Chief Building Official, (707) 648-4387

Bill.Collins@cityofvallejo.net

Action: introduced of an ordinance adopting by reference, pursuant to Government Code section 50022.2 and California Code of Regulations Title 24, the 2025 Building Standards Code Parts 1 through 12, and the 2024 International Property Maintenance Code, and adopting local amendments thereto in accordance with California Health and Safety Code Sections 17922, 17958, 17958.5, 17958.7, and 18941.5, and finding the adoption of such codes and amendments exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3).

- I. **AUTHORIZE THE COUNCIL BY MOTION TO APPROVE A PROCLAMATION HONORING C.C. SABATHIA.**

Recommendation: Vallejo City Council to approve a proclamation by motion to honor Vallejo Major League Baseball Star, philanthropist and author Charles Carsten "CC" Sabathia.

Contact: Erik Rzomp, Executive Assistant to Mayor Sorce (707) 648-4377

Erik.Rzomp@cityofvallejo.net

Action: approved a proclamation by motion to honor Vallejo Major League Baseball Star, philanthropist and author Charles Carsten "CC" Sabathia.

9. ACTION CALENDAR

A. **ADOPT A RESOLUTION APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY QUALIFIED 501(C)(3) BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$80,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, REHABILITATION, IMPROVEMENT AND EQUIPPING OF BAY VILLAGE APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO**

Recommendation: Adopt the resolution approving the issuance of the Bonds by the California Municipal Finance Authority (CMFA) for the benefit of Step Up Housing, a California nonprofit public benefit corporation through a special purpose entity (together, the “Borrower”), to provide for the financing of the Bay Village Apartments. Such adoption is solely for the purposes of satisfying the requirements of the federal Tax Equity and Fiscal Responsibility Act (TEFRA), the Code and the California Government Code Section 6500 (and following).

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

Alicia.Jones@cityofvallejo.net

Housing Director Jones provided background information and the purpose of tonight’s item and concluded by outlining staff’s recommendation.

Mike Potter (CA Municipal Finance Authority) and Travis Cooper (Step Up Housing) addressed Council on the item.

Speakers: Jose Carrizales.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Vice Mayor Bregenzer and carried unanimously to adopt Resolution No. 25-182 N.C. and to direct staff to share the Annual Bond Financing Compliance Report with the Council, along with a commitment to maximize local hiring wherever possible.*

B. **CONSIDER AND MAKE 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

Police Chief Ta reviewed the VPD sworn staff count, adjustments for lower staffing, projected staffing and police assistant staffing, shared current staffing numbers and options being explored to supplement officers, and concluded the presentation by introducing recently hired staff.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: moved by Vice Mayor Bregenzer and carried to receive an update on Vallejo public safety staffing and made a finding to reaffirm the conditions exist to continue the proclamation of a local emergency (Noes: Sorce and Matias).

10. INFORMATION CALENDAR

A. RECEIVE PRESENTATION ON THE MARE ISLAND INFRASTRUCTURE ASSESSMENT (MIIA) DRAFT REPORT AND PROVIDE INPUT FOR COMPLETION

Recommendation: The City of Vallejo (City) and Vallejo Flood and Wastewater District (VFWD) received a grant from the U.S. Economic Development Administration (EDA) in 2021 to perform a comprehensive infrastructure assessment on Mare Island. The consultant procured for this work, West Yost & Associates, Inc. (West Yost) has produced a draft report of their findings to present to the City Council to gain feedback prior to finalizing the report. Staff recommends that City Council receive the presentation and provide feedback prior to finalizing the report.

Contact: Gillian Haen, Assistant City Manager/Interim Economic Development Director

Gillian.Haen@cityofvallejo.net

Assistant City Manager Haen and Economic Development Program Manager Iraheta provided a project overview.

Anne Girtz (West Yost Associates) discussed the technical findings related to the infrastructure system.

Assistant City Manager Haen concluded the presentation outlining next steps.

Speakers: Daniel Boone and Sherianne Grimm.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

11. CITY MANAGER'S REPORT

Assistant City Manager Conley provided a report on the impacts on public programs because of the Federal Government Shutdown. Councilmembers provided comment.

12. CITY ATTORNEY'S REPORT – None.

13. COMMUNITY FORUM

Speakers: Melvin Cowan and Cristal Gallegos (Vallejo Housing Justice Coalition).

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

- **Review of Vallejo Municipal Code Regarding Business and issues raised by Vice Mayor Bregenzer**
Moved by Vice Mayor Bregenzer and carried unanimously to direct staff to:

1. Scope a review of the Vallejo Municipal Code provisions related to Business Licenses as they pertain to local business owners who own the buildings in which their businesses operate and lease the property to themselves due to associated liability concerns.
2. Implement a moratorium on collecting related business license fees until the Council has discussed the matter.

- **Waive 2-Step Referral Process Related to the Federal Government Shutdown**

Moved by Mayor Sorce and carried unanimously to waive the Council's 2-step referral process due to the urgent nature of the Federal Government shutdown. Staff was directed to return to Council on November 18 with the following:

A list of support programs and organizations that can provide services to Vallejo residents to help offset the loss of federal government benefits during the shutdown, including but not limited to SNAP benefits.

Recommended mitigation measures within the Council's authority, such as pausing water service shut-offs and coordinating with the Vallejo Flood and Wastewater District (VFWD) to pause sewer service shut-offs.

- **Update on Army Reserves Building**
Moved by Councilmember Lediju and carried unanimously to direct staff to provide an update on the City's role with the Army Reserves Building as a separate agenda item. Staff noted that the City will be issuing a public statement outlining what the City can and cannot do with respect to cleaning the site.
- **Broadway Project Update – November 18, 2025 Council Meeting**
Moved by Councilmember Lediju and carried unanimously to direct staff to include on the November 18 regular Council meeting agenda an update on the Broadway Project regarding the HCD extension and tenanting.
- **City Council List of Referral Requests**
Moved by Councilmember Lediju and carried unanimously to direct staff to return Council referrals at a time when the agenda is not voluminous, organized by Council goals and priority areas, and indicating high-and low-staffing bandwidth, to be provided prior to Council goal-setting session.
- **GVRD Youth Sports Facilities and Support**
Moved by Councilmember Lediju and carried unanimously to direct staff to add a future agenda item that will allow the Council to engage in a broad and robust discussion regarding GVRD youth sports facilities and support.

- **Moratorium on New Self-Storage Units and Car Wash Facilities**
Moved by Councilmember Matias and carried unanimously to direct staff to scope the feasibility of placing moratoriums on new self-storage units and car wash facilities.

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 11:31 p.m.

Signed by:

Andrea Sorce

ANDREA SORCE, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON, CITY CLERK