

**VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
APRIL 14, 2026**

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

1. CALL TO ORDER

The meeting was called to order at 7:25 p.m.

2. ROLL CALL

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

Absent: Mayor Sorce

Staff present: Acting City Manager Conley, 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 – this item was not heard and will be brought forward at the next meeting
- Closed Session Item 3B – this item was not heard and will be brought forward at the next meeting
- Closed Session Item 3C – this item was not heard and will be brought forward at the next meeting
- Closed Session Item 3D – City Manager Murray was not present. Council provided direction to its labor negotiators.
- Closed Session Item 3E – Council accepted the resignation of City Manager Murray and approved his separation agreement.

Councilmember Bregenzer reported Council provided direction to its legal counsel regarding Closed Session Items 3F and 3G and there was no further action to report.

5. PRESENTATIONS AND COMMENDATIONS

Action: *STA Director of Projects Burton provided a presentation.*

- A. **UPDATE CITY COUNCIL ON THE DIVERGING DIAMOND INTERCHANGE (DDI) PROJECT AT STATE ROUTE 37 (SR 37) / FAIRGROUNDS DRIVE, INFORM HOW TO USE THE DDI AND THE PROJECT BENEFITS PRESENTED BY SOLANO TRANSPORTATION AUTHORITY (STA).**

6. FIRST COMMUNITY FORUM

Speakers: Tanya Bronrigg, Jason Gray and Robrt White.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: Leslie Janik (Item 9B)

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *moved by Councilmember Bregenzer and carried unanimously by members present, unless otherwise noted, approval of the Agenda and the Consent Calendar with Vice Mayor Matulac recusing from Item 8G and Councilmember Lediju from Item 8F due to Conflicts of Interest related to owning property in the LMD and the removal of Item 8D reordering it as Item 8.1 (Absent: Sorce).*

A. APPROVAL OF MINUTES

Recommendation: Approves minutes for the special and regular meetings of March 24, 2026

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

Dawn.Abrahamson@cityofvallejo.net

Action: *approved minutes.*

B. 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.*

C. ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING AN AMENDMENT TO THE ZONING MAP TO CHANGE THE ZONING DISTRICT OF ASSESSOR'S PARCEL NUMBERS (APNS) 0079-171-170 AND 0079-120-100 FROM RESIDENTIAL LOW DENSITY AND RESIDENTIAL MEDIUM DENSITY, RESPECTIVELY, TO PLANNED DEVELOPMENT, AS DEPICTED IN ATTACHMENT 3 FOR THE DEVELOPMENT OF A 51 SINGLE-FAMILY RESIDENCES (KNOWN AS "VISTA COVE SUBDIVISION") ON A 20.13-ACRE SITE AT THE NORTHEAST CORNER OF SHADY LANE AND WILDFLOWER AVENUE

Recommendation: Adopt an Ordinance of the City Council of the City of Vallejo approving an amendment to the Zoning Map to change the Zoning District of Assessor's Parcel Numbers (APNs) 0079-171-170 and 0079-120-100 from Residential Low Density and Residential Medium Density, respectively, to Planned Development, as depicted in Attachment 3 for the development of 51 single-family residences (known as "Vista Cove Subdivision") on a 20.13-acre site at the northeast corner of Shady Lane and Wildflower Avenue

Contact: Cesar Orozco, Planning Manager - Current Development (707) 648-5436

Cesar.Orozco@cityofvallejo.net

Action: adopted Ordinance No. 1886 N.C. (2d).

- D. **ADOPT A RESOLUTION: (1) ACCEPTING A \$499,992 OVC FISCAL YEAR 2025 SERVICES FOR VICTIMS OF CRIME GRANT, (2) AUTHORIZING THE CITY ATTORNEY TO REVIEW, NEGOTIATE AND APPROVE A STANDARD GRANT AGREEMENT RELATING THERETO, (3) AUTHORIZING THE CITY MANAGER’S EXECUTION OF ALL DOCUMENTS RELATING TO SAID GRANT AGREEMENT, SUBJECT TO CITY ATTORNEY APPROVAL, AND (4) NOTICING INTENT TO AMEND THE FUND 149 FISCAL YEAR 2025–2026 BUDGET IN THE AMOUNT OF \$499,992 (STEP 1 OF 2)**

Recommendation: Adopt a Resolution:

1. Accepting a \$499,992 OVC Fiscal Year 2025 Services for Victims of Crime Grant (“OVC Grant”);
2. Approving a Standard Grant Agreement (“Grant Agreement”) relating thereto;
3. Authorizing the City Manager’s execution of all documents relating to said Grant Agreement; and
4. As the first in a two-step process, noticing intent to amend the Fund 149 Fiscal Year 2025-2026 budget to recognize revenue and appropriate expenditures in the amount of \$499,992.

Contact: Jason Ta, Chief of Police

jason.ta@cityofvallejo.net

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

Captain Ramrakha provided an overview of the grant and responded to questions from Councilmembers.

Action: moved by Councilmember Bregenzer and carried unanimously by members present to adopt Resolution No. 26-034 N.C.(Absent: Sorce)

- E. **ADOPT A RESOLUTION AUTHORIZING THE INITIATION OF PROCEEDINGS AND THE PREPARATION OF THE ENGINEER'S REPORT FOR THE 2026-27 FISCAL YEAR LEVY OF ANNUAL ASSESSMENTS FOR THE BORDONI RANCH, CARRIAGE OAKS, GARTHE RANCH, HIDDENBROOKE, HUNTER RANCH III, MARINE WORLD/FAIRGROUNDS, MARIN VIEW, NORTHEAST QUADRANT, SOUTH VALLEJO BUSINESS PARK, AND TOWN AND COUNTRY II-V LANDSCAPE MAINTENANCE DISTRICTS**

Recommendation: Adopt a Resolution authorizing the initiation of proceedings and the preparation of the Engineer's Report for the 2026-27 fiscal year levy of annual assessments for the Bordoni Ranch, Carriage Oaks, Garthe Ranch, Hiddenbrooke, Hunter Ranch III, Marine World/Fairgrounds, Marin View, Northeast Quadrant, South Vallejo Business Park, and Town and Country II-V Landscape Maintenance Districts.

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

oscar.alcantar@cityofvallejo.net

Action: adopted Resolution No. 26-035 N.C.

F. **ADOPT A RESOLUTION AUTHORIZING THE INITIATION OF PROCEEDINGS AND THE PREPARATION OF THE ENGINEER'S REPORT FOR THE 2026-27 FISCAL YEAR LEVY OF ANNUAL ASSESSMENTS FOR THE GLEN COVE III AND GLEN COVE III 2015 LANDSCAPE MAINTENANCE DISTRICTS**

Recommendation: Adopt a Resolution authorizing the initiation of proceedings and the preparation of the Engineer's Report for the 2026-27 fiscal year levy of annual assessments for the Glen Cove III and Glen Cove III 2015 Landscape Maintenance Districts.

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

oscar.alcantar@cityofvallejo.net

Action: adopted Resolution No. 26-036 N.C. (Abstained Due to Conflict of Interest: Lediju; Absent: Sorce)

G. **ADOPT A RESOLUTION AUTHORIZING THE INITIATION OF PROCEEDINGS AND THE PREPARATION OF THE ENGINEER'S REPORT FOR THE 2026-27 FISCAL YEAR LEVY OF ANNUAL ASSESSMENTS FOR THE SANDPIPER POINT LANDSCAPE MAINTENANCE DISTRICT**

Recommendation: Adopt a Resolution authorizing the initiation of proceedings and the preparation of the Engineer's Report for the 2026-27 fiscal year levy of annual assessments for the Sandpiper Point Landscape Maintenance District.

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

oscar.alcantar@cityofvallejo.net

Action: adopted Resolution No. 26-037 N.C. (Abstained Due to Conflict of Interest: Matulac; Absent: Sorce).

H. **ADOPT A RESOLUTION: 1) FINDING THE CITYWIDE CONCRETE GRINDING AND SHAVING PROJECT CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301(C); 2) APPROVING THE PROJECT PLANS AND SPECIFICATIONS FOR THE PROJECT; 3) APPROVING AND AWARDED A CONSTRUCTION CONTRACT TO PRECISIONWORKS LLC DBA PRECISION CONCRETE CUTTING OF OAKLAND, CALIFORNIA, IN THE AMOUNT OF \$111,500.00, AND REJECTING ALL OTHER BIDS; AND 4) AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT WITH PRECISIONWORKS LLC DBA PRECISION CONCRETE CUTTING AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THIS PROJECT**

Recommendation: Adopt a Resolution: 1) Finding the Citywide Concrete Grinding and Shaving Project categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15301(c); 2) Approving the project plans and specifications for the project; 3) Approving and awarding a construction contract to PrecisionWorks LLC dba Precision Concrete Cutting of Oakland, California in the amount of \$111,500, rejecting all other bids; and 4) Authorizing the City Manager to execute the contract with PrecisionWorks LLC dba Precision Concrete Cutting as the lowest responsive and responsible bidder for this project.

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

Oscar.Alcantar@cityofvallejo.net

Action: adopted Resolution No. 25-038 N.C.

I. **AUTHORIZE THE COUNCIL TO APPROVE A PROCLAMATION RECOGNIZING APRIL 2026 AS FAIR HOUSING MONTH**

Recommendation: Vallejo City Council to approve a proclamation recognizing April 2026 as Fair Housing Month

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

Erik.Rzomp@cityofvallejo.net

Action: approved a proclamation recognizing April 2026 as Fair Housing Month.

J. **ADOPT A RESOLUTION MAKING APPOINTMENTS TO THE BUILDING STANDARDS CODE APPEAL BOARD**

Recommendation:

Make five appointments to the Building Standards Code Appeal Board from the following disciplines, pursuant to VMC section 2.75.050:

1. Design Professional
2. Fire Protection Engineering Professional
3. Industrial Safety Professional
4. General Contractor
5. General Industry or Business Representative

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

Dawn.Abrahamson@cityofvallejo.net

Action: adopted Resolution No. 26-039 N.C.

K. **NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2025-26 CAPITAL GRANTS AND CONTRIBUTION FUND #221 BUDGET TO RECEIVE AND EXPEND CALIFORNIA OCEAN PROTECTION COUNCIL (OPC) GRANT FUNDS IN THE AMOUNT OF \$142,659.20 (STEP 1 OF 2)**

Recommendation: Notice of intent to amend the fiscal year 2025-26 Capital Grants and Contribution Fund #221 budget to receive and expend California Ocean Protection Council (OPC) funds in the amount of \$142,659.20 (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 2025-26 Capital Grants and Contribution Fund #221 budget to receive and expend California Ocean Protection Council (OPC) funds in the amount of \$142,659.20 (Step 1 of 2).

L. **ADOPT A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO EXECUTE AN AMENDMENT TO AN AGREEMENT FOR LEGAL SERVICES WITH THE LAW FIRM OF ATKINSON, ANDELSON, LOYA, RUUD & ROMO FOR LITIGATION SERVICES**

Recommendation: Adopt a resolution authorizing the City Attorney to execute an amendment to a fee agreement with the law firm of Atkinson, Andelson, Loya, Ruud & Romo for litigation services in an amount not to exceed \$750,000
Contact: Veronica A.F. Nebb, City Attorney (707) 648-4545
Veronica.Nebb@cityofvallejo.net
Action: *adopted Resolution No. 26-040 N.C.*

M. **ADOPT A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 BUDGET TO APPROPRIATE \$151,000 IN MONSANTO FUNDS TO SUPPORT PERFORMANCE AUDIT SERVICES (STEP 2 OF 2)**

Recommendation:
Adopt a Resolution to amend the Fiscal Year FY 2025–2026 Budget and appropriate \$151,000 from the Monsanto Fund to support audit services for a Risk Assessment and Internal Control Review of various City departments (Step 2 of 2).
Contact: Nalungo Conley, Assistant City Manager
Nalungo.Conley@cityofvallejo.net
Action: *adopted Resolution No. 26-041 N.C.*

N. **ADOPT A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 BUDGET IN THE AMOUNT OF \$32,775.88 FROM THE MALLINCKRODT BANKRUPTCY FOR OPIOID TRAINING AND EDUCATION (STEP 2 OF 2)**

Recommendation: Amend the Fiscal Year 2025-2026 Budget by \$32,775.88 in unrealized revenues from the Mallinckrodt Bankruptcy funding and amend expenditures for the same.
Contact: Jason Ackley, Assistant to the City Manager
jason.ackley@cityofvallejo.net
Action: *adopted Resolution No. 26-042 N.C.*

O. **AUTHORIZE THE COUNCIL TO APPROVE A PROCLAMATION RECOGNIZING APRIL 2026 AS ARTS, CULTURE, AND CREATIVITY MONTH**

Recommendation: Vallejo City Council to approve a proclamation recognizing April 2026 as Arts, Culture, and Creativity Month.
Contact: Erik Rzomp, Executive Assistant to Mayor Sorce (707) 648-4377
Erik.Rzomp@cityofvallejo.net
Action: *approved a proclamation recognizing April 2026 as Arts, Culture, and Creativity Month*

9. **ACTION CALENDAR**

A. **ADOPT A RESOLUTION MAKING APPOINTMENTS TO VARIOUS CITY BOARDS AND COMMISSIONS**

Recommendation: Adopt a resolution making the following appointments:

- Architectural Heritage & Landmarks Commission (AHLC): 2 vacancies
- Code Enforcement Appeals Board (CEAB): 1 vacancy
- Housing & Community Development Commission (HCDC): 1 vacancy

- Participatory Budgeting & Steering Committee (PBSC): 5 member and 3 alternate vacancies

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

By acclamation the City Council appointed applicants to the AHLC and PBSC and went through a nomination process for appointments to the CEAB and HCDC. Due to a tie in the nomination of an applicant to fill the one vacancy to HCDC, the appointment was continued to the next regular Council meeting.

Action: moved by Councilmember Bregenzer and carried unanimously by members present adopt Resolution No. 26-043 N.C., a resolution making the following appointments (Absent: Mayor Sorce):

AHLC: Carissa Weintraub for a term to expire 12/31/26

CEAB: Yashica Simpson for a term to expire 12/31/29

PBSC: Trevor Keavney and Felicia King as members for terms to expire 6/30/27.

B. ADOPT A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF VALLEJO AND SCOTTS VALLEY BAND OF POMO INDIANS FOR TEMPORARY CITY SERVICES FOR TEMPORARY TRIBAL DEVELOPMENT AND ENCROACHMENT PERMIT, AUTHORIZING THE CITY MANAGER TO EXECUTE SAME, AND FINDING SUCH ACTIONS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303 AND SECTION 15304

Recommendation: Adopt a resolution approving a draft Memorandum of Understanding (MOU) between the City of Vallejo (City) and Scotts Valley Band of Pomo Indians (Tribe) for temporary City Services for temporary Tribal development, authorize the City Manager to execute same, and finding such actions exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15303 and 15304.

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

Assistant City Manager Haen shared a map rendering of the site location, provided background information, shared proposed temporary project details, MOU impact analysis and mitigations and terms, discussed benefits and risks of the project, reviewed public comments received, provided an update on litigation associated with the project, outlined next steps and CEQA, and concluded the presentation with staff recommendation.

Speakers: Jermaine Dowdell, Shawn Davis (Chairman, Scotts Valley Band of Pomo Indians), Jesse Gonzalez, Galvan Ruben, Kayla Gomez, Errick Thompson, Bill Dodd, Andy Mejia (Chairman, Lytton Rancheria), David Proud, Phil Recht (attorney representing Lytton Rancheria), Crista Ray (Secretary, Scotts Valley Band of Pomo Indians), Josette Lacey, Ieland Kinter, Gabe Ray,

Paricia Frankin, Matt Adams, Anthony Roberts (Chairman, Yocha Dehe Wintun Nation), Mia Durham, Miguel Gonzalez (Scotts Valley Band of Pomo Indians), Liat Meitzenheimer (NAACP), Michael Pimentelli, Cris Villanuva, Leslie Janik, Dominic Arnold, Greg Lee (Chair, RMC, Inc.), Patrick Bergan (attorney representing Scotts Valley Band of Pomo Indians), Jackie Van Hess, Roelle Azevedo, Rebekah Truemper, Virginia Wuellner Ward, Anne Carr, Kirk Smith, and Karol Heppe.

The meeting recessed at 10:03 p.m. and reconvened at 10:17 p.m.

Mr. Bergan (representing Scotts Valley Band of Pomo Indians) and staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: moved by Councilmember Bregenzer to adopt a resolution approving a draft Memorandum of Understanding (MOU) between the City of Vallejo (City) and Scotts Valley Band of Pomo Indians (Tribe) for temporary City Services for temporary Tribal development, authorize the City Manager to execute same, and finding such actions exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15303 and 15304 and to direct staff to conduct community engagement on the larger project.

On an amended motion offered by Councilmember Palmares, to adopt a resolution approving a draft Memorandum of Understanding (MOU) between the City of Vallejo (City) and Scotts Valley Band of Pomo Indians (Tribe) for temporary City Services for temporary Tribal development, authorize the City Manager to execute same, and finding such actions exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15303 and 15304, and to direct staff to conduct community engagement on the larger project, bring the \$100,000 yearly community benefit payments to City Council for direction and community engagement, include a 15% local hire requirement for the temporary project, and report back annually, and contribute to the clean up and/or restoration of the White Slough area.

On an alternate motion offered by Councilmember Matias, and failed, directed staff to re-engage with the Tribe to work on concerns raised this evening and return to Council within 30 days (Ayes: Lediju and Matias; Noes: Bregenzer, Gordon, Matulac and Palmares; Absent: Sorce).

Since the alternate motion failed, ***Council returned to the amended motion offered by Councilmember Palmares and accepted by Councilmember Bregenzer (maker of the main motion), and carried to adopt Resolution No. 26-044 N.C., a resolution approving a draft Memorandum of Understanding (MOU) between the City of Vallejo (City) and Scotts Valley Band of Pomo Indians (Tribe) for temporary City Services for temporary Tribal development, authorize the City Manager to execute same, and finding such actions exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15303 and 15304 and to direct staff to conduct community engagement on the larger project, bring the \$100,000 yearly community benefit payments to City Council for direction and community engagement, include a***

15% local hire requirement for the temporary project and report back annually, and contribute to the clean up and/or restoration of the White Slough area (Ayes: Bregenzer, Gordon, Matulac, and Palmares; Noes: Lediju and Matias; Absent: Sorce).

C. DISCUSSION REGARDING COUNCIL TEAM BUILDING AND GOAL SETTING AND SELECTION OF DATES

Recommendation: Select dates for the 2026 City Council Team Building and Goal Setting workshops with consideration of the consultants' current availability.

Contact: Andrew Murray, City Manager (707) 648-4576
Andrew.Murray@cityofvallejo.net

Executive Assistant to the City Manager Wilson provided an overview of the staff report and requested Council consensus on proposed dates to hold the Council Team Building and Goal Setting.

Speakers: Liat Metzeinheimer.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Councilmember Bregenzer and carried unanimously by members present to schedule a Council goal-setting session for Saturday, June 6, pending the consultant's availability, with an alternative Saturday date to be determined by the consultant; to expand the session time from 9:00 a.m. to 5:00–6:00 p.m.; and to rely on the consultant to structure the day, including team-building and goal-setting components, based on data collected by the consultant (Absent: Sorce).*

10. INFORMATION CALENDAR – None.

11. CITY MANAGER'S REPORT – None.

12. CITY ATTORNEY'S REPORT – None.

13. COMMUNITY FORUM
Speakers: Tony Stewart

14. REQUEST & ACTIONS FOR FUTURE AGENDA ITEMS OR SPECIAL PROJECTS – None.

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 11:46 p.m.

Signed by:

Andrea Sorce

3AA96B193FE74A8...

ANDREA SORCE, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

1489DDA6895D425...

DAWN G. ABRAHAMSON, CITY CLERK