

**VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
VIA TELECONFERENCE**

APRIL 13, 2021

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor McConnell, Vice Mayor Verder-Aliga, Councilmembers Arriola, Brown, Dew, Diaz (arrived at 7:28 p.m.), and Miessner

Absent: None

Staff present: City Manager Nyhoff, City Attorney Nebb and City Clerk Abrahamson

4. REPORT OUT OF CLOSED SESSION

City Attorney Nebb reported that Council provided direction to staff and the City Attorney's Office on Closed Session Items 3A ,3B and 3C.

5. PRESENTATIONS AND COMMENDATIONS

Actions: Presentations were made by Mayor McConnell and Heather Henry (President/Executive Director, Workforce Development, Board of Solano County).

**A. PRESENTATION OF A PROCLAMATION CONDEMNING HATE CRIMES
AGAINST ASIAN-AMERICAN AND PACIFIC ISLANDERS**

B. PRESENTATION OF SOLANO'S DRAFT LOCAL WORKFORCE PLAN

6. FIRST COMMUNITY FORUM

Speakers: Melissa Swift, Hermie Sunga, Anne Carr, Ruscal Cayangyang, and Patrick Maisano.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: Robert Schussel.

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously, unless otherwise noted, approval of the Agenda and the Consent Calendar with the reordering of the Action Calendar making Item 9A as the last item on the Action Calendar.

A. APPROVE MINUTES

Recommendation: Approve minutes for the regular meeting of March 23, 2021 and the special meeting of March 25, 2021

Contact: Dawn G. Abrahamson, City Clerk (707) 648-4528

Dawn.Abrahamson@cityofvallejo.net

Action: Approved minutes.

B. WAIVE READING AND AUTHORIZE ADOPTION OF AN ORDINANCE FOR MANDATORY COMMERCIAL AND ORGANICS RECYCLING

Recommendation: Waive reading and adopt an ordinance amending Chapters 7.40, 7.44, 7.48, 7.52, and 7.53 of the Vallejo Municipal Code and Adopting Regulations for the Collection, Disposal, and Processing of Solid Waste, Organic Waste, and Recyclable Materials

Contact: Terrance Davis, Public Works Director (707) 648-4301

Terrance.Davis@cityofvallejo.net

Derek Crutchfield, Recycling Coordinator, (707) 648-5347

Derek.Crutchfield@cityofvallejo.net

Action: Waived full reading and adopted Ordinance No. 1849 N.C. (2d).

C. PAYMENT OF CLAIMS: FEBRUARY 2021

Recommendation: Ratify the payment of claims for the period February 1, 2021 through February 28, 2021.

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

Rekha.Nayar@cityofvallejo.net

Action: Ratified payment of claims for February 1-28, 2021.

D. SENATE BILL 1205 FIRE INSPECTION COMPLIANCE REPORT FOR 2020

Recommendation: Adopt a Resolution acknowledging receipt of the 2020 state mandated fire inspections report.

Contact: Daryl Arbuthnott, Fire Chief (707) 552-3285

Daryl.Arbuthnott@cityofvallejo.net

Vincent Sproete, Fire Prevention Manager (707) 648-4566

vincent.sproete@cityofvallejo.net

Action: Adopted Resolution No. 21-036 N.C.

E. **CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO AMENDING THE PROJECT ROOMKEY FISCAL YEAR 2020-21 FUND #109 BUDGET TO INCLUDE ESG-CV2 AND SOLANO COUNTY CARES ACT GRANTS AND APPROPRIATE FUNDS IN THE AMOUNT OF \$1,604,000 (STEP 2 OF 2-STEP PROCESS)**

Recommendation: Adopt a Resolution to amend the Emergency Disaster Fund #109 Fiscal Year (FY) 2020-2021 budget to recognize the Emergency Solutions Grant - Coronavirus Round 2 (ESG-CV2) and the Solano County Coronavirus Aid, Relief, and Economic Security (CARES) Act Grant and appropriate funds in the amount of \$1,604,000 to pay for expenditures associated with Project Roomkey.

Contact: Judy Shepard-Hall, Housing & Community Development Program Manager (707) 648-4408

judy.shepard-hall@cityofvallejo.net

Action: Adopted Resolution No. 21-037 N.C.

F. **SUN RIDGE RECORDS INFORMATION MANAGEMENT SYSTEM (RIMS) AND COMPUTER AIDED DISPATCH SYSTEM (CAD) ANNUAL RENEWAL AND ENHANCEMENTS**

Recommendation: Authorize the city manager to execute an agreement with Sun Ridge Systems in the amount of \$200,000 for the renewal and for various scheduled enhancements to the police computer aided dispatch (CAD) system. The renewal and enhancements are for the fiscal year 2021-22.

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

Naveed.Ashraf@cityofvallejo.net

Action: Authorized the City Manager to execute an agreement with Sun Ridge Systems in the amount of \$200,000 for the renewal and for various scheduled enhancements to the police computer aided dispatch (CAD) system. The renewal and enhancements are for the fiscal year 2021-22.

G. **PURCHASE RUBRIK DATA BACKUP APPLIANCE AND CLOUD MANAGEMENT FROM E-PLUS TECHNOLOGY, INC., OF ROCKILIN, TO UPGRADE THE CITY'S DATA BACKUP SYSTEMS.**

Recommendation: Authorize City Manager or designee of City Manager to purchase Rubrik data backup appliance and cloud management from ePlus Technology, Inc., of Rocklin, to upgrade the City's data backup services (\$147,501.30.)

Contact: Naveed Ashraf, Chief Innovation Officer & IT Director

Naveed.Ashraf@cityofvallejo.net (707) 648-4468

Action: Authorize City Manager or designee of City Manager to

purchase Rubrik data backup appliance and cloud management from ePlus Technology, Inc., of Rocklin, to upgrade the City's data backup services (\$147,501.30).

H. **AMEND THE EXCLUSIVE NEGOTIATING AGREEMENT FOR BLUE ROCK SPRINGS GOLF COURSE PROJECT**

Recommendation: Authorize the City Manager to execute the Fourth Amendment to the Exclusive Negotiating Agreement (ENA) with Blue Rock Springs, LLC.

Contact: Paul Kelley - Economic Development Manager (707) 648-4109
paul.kelley@cityofvallejo.net

Action: Authorize the City Manager to execute the Fifth Amendment to the Exclusive Negotiating Agreement (ENA) with Blue Rock Springs, LLC. A correction memo with corrected amendment was provided to the City Council on April 12, 2021.

I. **ADOPT A RESOLUTION AMENDING THE SALARY PLAN TO DELETE THREE LEGAL SECRETARIES AND ADD THREE PARALEGALS**

Recommendation: Adopt a resolution to amend the City's Salary plan by deleting three Legal Secretary positions, and adding three Paralegal positions to the CAMP group, effective April 26, 2021.

Contact: Anne Cardwell, Assistant City Manager/Interim Human Resources Director
(707) 648-5404
Anne.Cardwell@cityofvallejo.net

Action: Adopted Resolution No. 21-038 N.C.

9. **ACTION CALENDAR**

Items on the Action Calendar were taken out of order with Item 9A being the last item. Items in the minutes are reflected in the order as they appeared on the agenda.

A. **REQUEST FROM THE MAYOR TO ADD AN AGENDA ITEM AT A SUBSEQUENT MEETING REGARDING FORMING A POLICE TECHNOLOGY COMMITTEE**

Recommendation: Consider Mayor McConnell's request that the Council add to a future agenda the formation of an advisory ad hoc police technology citizens committee with a suggested composition of 1 Vallejo resident from each of the 6 council district areas, 2 police department designees, and 2 volunteer police technology expert advisors not limited to being from within the

City of Vallejo city limits. The charge of the committee would be to study and discuss the available and developing police technology, use thereof, the cost effectiveness of present, developing, and anticipated police technology, and provide recommendations to the Council on purchase of police technology devices and policy and procedure relating to use.

Contact: Mayor McConnell

Robert.McConnell@cityofvallejo.net

Action: Item was rescheduled to the April 27, 2021 regular City Council meeting.

B. CONTRACTS FOR PROFESSIONAL SERVICES RELATED TO THE 2021 ELECTORAL REDISTRICTING PROJECT AND SUMMARY OF NEW STATE LAWS ENACTED SINCE THE CITY'S ORIGINAL REDISTRICTING PROCESS

Recommendation:

Receive report on recent State laws enacted since the City's changed from at-large to by-district election in 2019 and authorize the City Manager to execute the following professional services contracts:

1. Contract with National Demographics Corporation in an amount not to exceed \$80,000 for demographic analysis of census data, ongoing outreach, initial map review, and interactive web tools related to the 2021 Electoral Redistricting Program.
2. Contract with Tripepi Smith in an amount not to exceed \$80,000 to provide and support community outreach, website design as required by new State laws and meeting facilitation.

Contact: Veronica A.F. Nebb, City Attorney (707) 648-4545

Veronica.Nebb@cityofvallejo.net

Dawn G. Abrahamson, City Clerk (707) 648-4528

Dawn.Abrahamson@cityofvallejo.net

City Clerk Abrahamson, provided introductory comments. Assistant City Attorney Cardwell discussed the recommendation. City Clerk Abrahamson provided background on the City's transition from at-large to by-district elections. Chief Assistant City Attorney Risner outlined new State legislation and district boundary criteria, discussed the process for establishing district boundaries and the process for appointing committee members. City Clerk Abrahamson highlighted the new regulations related to public hearings, outreach engagement and the internet/website. Assistant City Manager

Cardwell concluded the presentation by reviewing the timeline and providing a recap of the presentation.

Staff and the consultants responded to questions from Councilmembers.

Speakers: Ally.

Another question and answer period followed. Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to:

- 1) Contract with National Demographics Corporation in an amount not to exceed \$80,000 for demographic analysis of census data, ongoing outreach, initial map review, and interactive web tools related to the 2021 Electoral Redistricting Program; and
- 2) Contract with Tripepi Smith in an amount not to exceed \$80,000 to provide and support community outreach, website design as required by new State laws and meeting facilitation.

C. **PUBLIC HEARING AND ADOPTION OF RESOLUTIONS AND INTRODUCTION OF ORDINANCES RELATING TO THE COMPREHENSIVE UPDATE OF THE CITY OF VALLEJO ZONING CODE, RELATED MITIGATED NEGATIVE DECLARATION, GENERAL PLAN, AND SPECIFIC PLAN AMENDMENTS.**

Recommendation:

1. Adopt a resolution to approve the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the New Zoning Code Project.
2. Adopt a resolution to approve amendments to the General Plan 2040 Text and Land Use Map as part of the New Zoning Code Project.
3. Introduce an ordinance to repeal the Northgate Specific Plan/Planned Development Master Plan and Planned Unit Development #575 and #582 as part of the New Zoning Code Project.
4. Introduce an ordinance to amend the Downtown Vallejo Specific Plan/Planned Development Master Plan as part of the New Zoning Code Project.
5. Introduce an ordinance to amend the White Slough Specific Area Plan

as part of the New Zoning Code Project.

6. Introduce an ordinance to repeal the Zoning Code, Title 16 of the Vallejo Municipal Code, and repeal the Zoning Map and adopt the New Zoning Code as a reenactment of Title 16 and adopt the New Zoning Map.
7. Allow reading of above stated ordinances identified in Numbers 4 through 6 above by title only, waive reading of the entire ordinances, pursuant to Government Code Section 25131, and set the second hearing for adoption of the ordinances for April 27, 2021.

Contact: Christina Ratcliffe, Interim Planning & Development Services Director
(707) 648-4326

christina.ratcliffe@cityofvallejo.net

Michelle Hightower, Senior Planner (707) 648-4326

michelle.hightower@cityofvallejo.net

Interim Deputy City Manager Hayes provided introductory comments.

Interim Planning & Development Services Director Ratcliffe and Senior Planner Hightower reviewed meeting objectives, background and the project schedule, discussed the New Zoning Code document review, Zoning Map, other project actions, and environmental review, shared responses to public comments, outlined the Planning Commission's recommendations and next steps. In conclusion, Interim Planning & Development Services Director Ratcliffe outlined staff's recommendation for the Council's consideration.

Mayor McConnell declared the public hearing open.

Speakers: Robert Schussel, Jimmy, Melissa Swift, Cristal, Anne Carr, Chris Grant, Liat Meitzenheimer, Kathleen Diohep, Robert Allen, Robert Brekke, Rebekah Truemper, and Pat Johnson.

There being no further speakers, the public hearing was closed.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: By consensus of the Council, the item was continued to a special meeting for a date to be determined.

D. **PURCHASE AND SALES AGREEMENT OF TWO PRE-FABRICATED BUILDINGS FOR THE HOMELESS NAVIGATION CENTER LOCATED AT 5**

MIDWAY STREET

Recommendation: Adopt a Resolution authorizing the City Manager to execute a purchase and sales agreement with Sprung Instant Structures, Inc. ("Sprung") for a cost of \$677,383 for the dormitory, administrative office structures including freight fees.

Contact: Housing & Community Development Program Manager (707) 648-4408

Judy.Shepard-Hall@cityofvallejo.net

Public Works Director Davis and Housing & Community Development Program Manager Shepard-Hall provided a joint presentation on Items D and E. The presentation included background information and actions taken to date, an update on the Navigation Center, information on the Sprung Structures (Item 9D) and Linked Equipment (Item 9E), fiscal impact and future considerations, next steps, recognition of partner, and staff's recommendations.

Staff responded to questions from Councilmembers.

Speakers: Anne Carr, Ally and Robert Brekke.

Another question and answer period followed. Councilmembers provided comment.

Action Includes Both Items 9D and 9E: Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt: (1) Resolution No. 21-039 N.C., a resolution authorizing the City Manager to execute a purchase and sales agreement with Sprung Instant Structures, Inc. ("Sprung") for a cost of \$677,383 for the dormitory, administrative office structures including freight fees, and (2) Resolution No. 21-040 N.C., a resolution authorizing the City Manager to execute a purchase and sale agreement with Linked Equipment LLC for a cost of \$227,547.20 for two restroom and shower facilities.

E. PURCHASE AND SALE AGREEMENT OF PRE-FABRICATED RESTROOM AND SHOWER FACILITIES FOR THE HOMELESS NAVIGATION CENTER LOCATED AT 5 MIDWAY STREET

Recommendation: Adopt a Resolution authorizing the City Manager to execute a purchase and sale agreement with Linked Equipment LLC for a cost of \$227,547.20 for two restroom and shower facilities.

Contact: Judy Shepard-Hall, Housing & Community Dev Program Manager (707) 648-4408

Judy.Shepard-Hall@cityofvallejo.net

Presentation and action taken was combined with Item 9D.

10. INFORMATION CALENDAR – None.

11. CITY MANAGER'S REPORT

City Manager Nyhoff acknowledged Planning staff for their work on the New Zoning Code project and discussed items for upcoming city council meetings.

12. CITY ATTORNEY'S REPORT

City Attorney Nebb reported that her department will be coordinating with the Planning Division on the new Zoning Code and public outreach.

13. COMMUNITY FORUM

Speakers: Ally.

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

Councilmembers reported on community and constituent matters and events attended.

15. ADJOURNMENT

The meeting adjourned at 11:43 p.m.

DocuSigned by:

ROBERT H. MCCONNELL

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON
CITY CLERK