

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

JULY 13, 2021

1. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor McConnell, Vice Mayor Verder-Aliga, Councilmembers Arriola, Brown (arrived at 7:09 p.m.), Dew, Diaz (arrived at 7:02 p.m.), and Miessner

Absent: None

Staff present: Acting City Manager Cardwell, City Attorney Nebb and City Clerk Abrahamson

4. REPORT OUT OF CLOSED SESSION

City Attorney Nebb reported that Closed Session Item 3A was not heard and will be rescheduled to a later date. With respect to Closed Session Item 3B, City Attorney Nebb reported that Council gave direction to its negotiators, Acting City Manager Cardwell and outside counsel.

5. PRESENTATIONS AND COMMENDATIONS

Action: Presentations were made by Dr. Bela Matyas for Item 5A and Raquel Ortega and Tracy Rosenberg for Item 5B.

A. SOLANO COUNTY COMMUNITY HEALTH ASSESSMENT - VALLEJO PRESENTATION

B. A SURVEILLANCE ADVISORY BOARD FOR THE CITY OF VALLEJO - PRESENTED BY NORTHERN CA ACLU AND OAKLAND PRIVACY

6. FIRST COMMUNITY FORUM

Speakers: Roz Roberts, Melissa Swift, Ramon Rodriguez, Gladys Castillo, Andrea, and Ally.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: None.

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.

A. APPROVAL OF MINUTES

Recommendation: Approve minutes from the special and regular meetings of April 27, 2021, June 22, 2021 and the special meetings of June 29, 2021 and July 1, 2021.

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

Dawn.Abrahamson@cityofvallejo.net

Action: Approved minutes.

B. WAIVE READING AND AUTHORIZE 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, 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. PAYMENT OF CLAIMS: MAY 2021

Recommendation: Ratify the payment of claims for the period of May1, 2021 through May 31, 2021.

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

Rekha.Nayar@cityofvallejo.net

Action: Ratified payment of claims for May 1-31, 2021.

D. **RATIFICATION OF PAYMENTS AND AMENDMENT TO AGREEMENT WITH LIND MARINE, INC.**

Recommendation: Ratify payments up to \$190,000 made to Lind Marine, Inc. in FY 2020-21 and authorize the City Manager to execute a First Amendment to the Professional Services Agreement increasing the not to exceed limit to \$400,000.

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

Terrance.Davis@cityofvallejo.net

Action: Ratified payments up to \$190,000 made to Lind Marine, Inc. in FY 2020-21 and authorized the City Manager to execute a First Amendment to the Professional Services Agreement increasing the not to exceed limit to \$400,000.

E. **AMENDMENT TO THE DESIGN PROFESSIONAL SERVICES AGREEMENT WITH PARISI TRANSPORTATION CONSULTING**

Recommendation: Authorize the City Manager to execute the fourth amendment to the Design Professional Services Agreement with Parisi Transportation Consulting of Berkeley, California, increasing the contract amount from \$894,621 to \$1,301,882 for the Active Transportation Program (ATP) Bay Trail Vine Trail Gap Closure Project.

Contact: Melissa Tigbao, City Engineer, (707) 648-4085

Melissa.tigbao@cityofvallejo.net

Sam Kumar, Senior Civil Engineer, (707) 648-4432

Sam.kumar@cityofvallejo.net

Action: Authorized the City Manager to execute the fourth amendment to the Design Professional Services Agreement with Parisi Transportation Consulting of Berkeley, California, increasing the contract amount from \$894,621 to \$1,301,882 for the Active Transportation Program (ATP) Bay Trail Vine Trail Gap Closure Project.

F. **APPROVE AGREEMENT BETWEEN THE COUNTY OF SAN MATEO AND THE CITY OF VALLEJO RELATING TO THE PROVISION OF FORENSIC SERVICES**

Recommendation: Approve agreement between the County of San Mateo and City of Vallejo for the provision of forensic laboratory and crime scene services, in an amount not to exceed \$450,000 over a term of three years in a form that is approved by the City Attorney, and authorize the City Manager to execute same.

Contact: Todd Tribble, Captain of Police (707) 917-4118

todd.tribble@cityofvallejo.net

Action: Approved agreement between the County of San Mateo and City of Vallejo for the provision of forensic laboratory and crime scene services, in an amount not to exceed \$450,000 over a term of three years in a form that is approved by the City Attorney, and authorized the City Manager to execute same.

G. **CONSIDERATION AND APPROVAL OF A RESOLUTION ADOPTING THE SUBSTANTIAL AMENDMENT TO THE ANNUAL ACTION PLAN FOR FISCAL YEAR 2020-2021 TO INCLUDE PROPERTY ACQUISITION TO BUILD WORKFORCE HOUSING IN THE CITY OF VALLEJO**

Recommendation: Adopt a resolution approving a proposed Substantial Amendment to the City's Annual Action Plan (AAP) for Fiscal Year (FY) 2020-2021.

Contact: Anne Cardwell, Assistant City Manager (707) 648-5404

Anne.Cardwell@cityofvallejo.net

Action: Adopted Resolution No. 21-081 N.C.

9. **ACTION CALENDAR**

A. **PUBLIC HEARING AND APPROVAL OF CONDUIT FINANCING ISSUED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR THE SACRAMENTO STREET APARTMENTS AFFORDABLE HOUSING PROJECT PURSUANT TO THE TAX AND EQUITY FISCAL RESPONSIBILITY ACT (TEFRA) WITH NO FINANCIAL LIABILITY FOR THE CITY**

Recommendation:

1. Conduct a public hearing under the Tax and Equity Fiscal Responsibility Act ("TEFRA") in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the "CMFA"), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$30,000,000, (the "Bonds"), for the acquisition, construction, improvement, and equipping of a 75-unit multifamily rental housing facility for low-income households (the "Project") located at 2118 Sacramento Street within the City of Vallejo, California (the "City"), commonly known as Sacramento Street Apartments. This is the approval of an issuance of Bonds by another public agency for a

project to be constructed within the City of Vallejo and not an issuance of bonds by the City of Vallejo. The City has no financial obligation whatsoever for these bonds.

2. Adopt a Resolution approving the issuance of the Bonds by the CMFA for the benefit of Eden Housing, Inc. (the "Sponsor"), on behalf of Vallejo PSH, L.P., a California limited partnership or another entity to be created by the Sponsor or an affiliate of the Sponsor (the "Borrower") to provide for the financing of the Project, as such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code, and California Government Code Section 6500 (and following).

Contact: Anne Cardwell, Assistant City Manager (707) 648-5404

Anne.Cardwell@cityofvallejo.net

Administrative Analyst Barrera provided an overview of the recommendation and background information.

Mayor McConnell opened the public hearing.

Staff, Max Heninger (Eden Housing) and Anthony Stubbs (bond counsel) responded to questions from Councilmembers.

Speaker: Anne Carr.

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

Another question and answer period followed. Councilmembers provided comment.

1. **Action:** Moved by Vice Mayor Verder-Aliga and carried to: (1) conduct a public hearing under the Tax and Equity Fiscal Responsibility Act ("TEFRA") in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the "CMFA"), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$30,000,000, (the "Bonds"), for the acquisition, construction, improvement, and equipping of a 75-unit multifamily rental housing facility for low-income households (the "Project") located at 2118 Sacramento Street within the City of Vallejo, California (the "City"), commonly known as Sacramento Street Apartments. This is the approval of an issuance of Bonds by another public agency for a project to be constructed within the City of Vallejo and not an issuance of bonds by the City of Vallejo. The City has no

financial obligation whatsoever for these bonds, and (2) Adopt Resolution No. 21-082 N.C., a resolution approving the issuance of the Bonds by the CMFA for the benefit of Eden Housing, Inc. (the "Sponsor"), on behalf of Vallejo PSH, L.P., a California limited partnership or another entity to be created by the Sponsor or an affiliate of the Sponsor (the "Borrower") to provide for the financing of the Project, as such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code, and California Government Code Section 6500 (and following) (Noes – Diaz; *Abstain – Arriola. Abstention counted as Aye per Vallejo Municipal Code Section 2.02.680(C).

The meeting recessed at 9:42 p.m. and reconvened at 9:51 p.m.

B. A RESOLUTION ADOPTING AMENDMENTS TO THE MASTER FEE SCHEDULE TO ADD THE NEW TITLES OF ZONING APPLICATIONS CONTAINED IN THE NEWLY ADOPTED ZONING CODE

Recommendation: Adopt a resolution approving the text edits to the fee schedule to add new permit titles contained in the newly adopted Zoning Code.

Contact: Christina Ratcliffe, Interim Planning & Development Services Director (707) 648-4382

Christina.Ratcliffe@cityofvallejo.net

Interim Planning & Development Services Director Ratcliffe provided an overview of the staff report and outlined the recommendation.

Speakers: Anne Carr.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 21-083 N.C.

C. APPROVE REOPENING GLEN COVE FIRE STATION AND ADOPT NOTICE OF INTENT TO AMEND GENERAL FUND BUDGET (STEP 1 OF 2)

Recommendation:

1. Authorize the City Manager or their designee to approve reopening of Station 26.
2. Provide notice of intent to amend General Fund budget for FY 21/22.

Contact: Kyle Long, Interim Fire Chief (707) 648-4526
Kyle.Long@cityofvallejo.net

Acting City Manager Cardwell provided introductory comments and framed the presentation.

Interim Fire Chief Long outlined the recommendation, provided background information, discussed the merits of reopening Station 26, reviewed the one-time and ongoing costs to reopen and operate Station 26 including any impact on unfunded liability.

Acting City Manager Cardwell provided closing comments.

Staff responded to questions from Councilmembers.

Speakers: Joseph Hayden, Josette Lacey, Corey Penrose, Anne Carr, Erik Upson, Robin Mayer, Gennyfer Santel, Josh Chadwick, a representative from the Glen Cove Community Association, Dina Morrison, Jessica Thompson, Jackie Corsun, Frank O., and Patricia Wright.

Another question and answer period followed. Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried to (1) authorize the City Manager or their designee to approve reopening of Station 26 and (2) provide notice of intent to amend General Fund budget for FY 21/22.

10. INFORMATION CALENDAR

A. ECONOMIC DEVELOPMENT & PLANNING AND DEVELOPMENT SERVICES UPDATE

Recommendation: Informational item only. No action is required. There is no staff report for this item.

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

Christina.Ratcliffe@cityofvallejo.net

Paul Kelley, Economic Development Manager (707) 649-5452

Paul.Kelley@cityofvallejo.net

Interim Deputy City Manager Hayes introduced the item and outlined the

presentation.

Interim Planning & Development Services Director Ratcliffe reviewed the Department's goals and activities and recent projects built and provided a 3-year review of revenues and permits.

Economic Development Director Kelley reviewed the Division's goals and activities.

Interim Deputy City Manager Hayes concluded the presentation by outlining challenges moving forward.

Tom D'Alesandro (Southern Land Company) provided an update on Mare Island.

Staff and Mr. D'Alesandro responded to questions from Councilmembers.

11. CITY MANAGER'S REPORT - None.

12. CITY ATTORNEY'S REPORT – None.

13. COMMUNITY FORUM

Speakers: None.

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

Councilmembers reported on various meetings and community events attended.

15. ADJOURNMENT

The meeting adjourned at 11:48 p.m.

DocuSigned by:



ROBERT H. MCCONNELL, MAYOR

ATTEST:

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ROBERT H. MCCONNELL

DAWN G. ABRAHAMSON
CITY CLERK