

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

AUGUST 24, 2021

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor McConnell, Vice Mayor Verder-Aliga, Councilmembers Arriola, Brown, Dew, Loera-Diaz, and Miessner

Absent: None

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

4. REPORT OUT OF CLOSED SESSION

City Attorney Nebb reported there was no action to report related to the two items on the Council's 4 p.m. closed session meeting agenda.

5. PRESENTATIONS AND COMMENDATIONS

Action: Presentation were made by City Department Heads, Councilmember Dew and Vice Mayor Verder-Aliga and Max Heninger (Project Developer, Eden Housing) and Ellen Morris (Associate Director, Eden Housing).

A. INTRODUCTION OF NEW EMPLOYEES

B. PRESENTATION OF A PROCLAMATION - DAY OF SERVICE AND REMEMBRANCE - SEPTEMBER 11, 2021 COMMEMORATING THE 20th ANNIVERSARY OF 9/11

C. PRESENTATION OF A PROCLAMATION DESIGNATING THE WEEK OF SEPTEMBER 5-11, 2021 AS "NATIONAL SUICIDE PREVENTION WEEK 2021" IN VALLEJO

D. PRESENTATION FROM EDEN HOUSING ON THE 2118 SACRAMENTO STREET SUPPORTIVE HOUSING PROJECT

6. FIRST COMMUNITY FORUM

Speakers: Melissa Swift, Ally, Anne Carr, Kevin & Jeff Frazier Trager.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: Melissa Swift and Ally (Items 8J & 8K), Ken Szutu (Items 8D & 8F), Andrea Source (Item 8K) and an unidentified member of the public.

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 removal of Items 8J and 8K from the Consent Calendar making them Items 9.1. and 9.2.

A. APPROVAL OF MINUTES

Recommendation: Approve minutes of the special and regular meetings of July 27, 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: JUNE 2021

Recommendation: Ratify the payment of claims for the period of June 1, 2021 through June 30, 2021.

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

Rekha.Nayar@cityofvallejo.net

Action: Ratified payment of claims for period of June 1-30, 2021.

D. CITY TREASURER'S INVESTMENT REPORT

Recommendation: Accept the City Treasurer's Investment Report for the quarter ended June 30, 2021.

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

Rekha.Nayar@cityofvallejo.net

Action: Accepted City Treasurer's Investment Report for quarter ended June 30, 2021.

E. **CONSIDER AND APPROVE PURCHASE AGREEMENTS FOR WATER TREATMENT CHEMICAL SUPPLIES FROM BRENNTAG, INC.; CHEMTRADE SULFATE CHEMICALS, INC. AND LINDE, INC.**

Recommendation: Authorize the City Manager to execute purchase agreements related to chemical purchases in excess of \$100,000 for Water Department Operations, as follows:

Brenntag Pacific, Inc.: \$188,230.00
Chemtrade Sulfate Chemicals, Inc.: \$292,600.00
Linde, Inc.: \$225,750.00

Contact: Michael Malone, Water Director (707) 648-4307

mike.malone@cityofvallejo.net

Action: Authorized the City Manager to execute purchase agreements related to chemical purchases in excess of \$100,000 for Water Department Operations, as follows:

Brenntag Pacific, Inc.: \$188,230.00
Chemtrade Sulfate Chemicals, Inc.: \$292,600.00
Linde, Inc.: \$225,750.00

F. **APPROVAL OF AMENDMENTS TO HOME INVESTMENT PARTNERSHIPS PROGRAM LOAN AGREEMENT BY AND BETWEEN CITY OF VALLEJO AND VALLEJO PSH, L.P.**

Recommendation: Authorize the Interim City Manager, or her designee, to execute an Amended HOME Investment Partnerships Program Loan Agreement by and between the City of Vallejo and Vallejo PSH, L.P. in the amount of \$2,186,710 for the Sacramento Street Apartments Project.

Contact: Anne Cardwell, Interim City Manager (707) 648-4576

Anne.Cardwell@cityofvallejo.net

Action: Authorized the Interim City Manager, or her designee, to execute an Amended HOME Investment Partnerships Program Loan Agreement by and between the City of Vallejo and Vallejo PSH, L.P. in the amount of \$2,186,710 for the Sacramento Street Apartments Project.

G. **APPROVE FIRST AMENDMENT TO ON-CALL MASTER SERVICE PROJECT MANAGEMENT AGREEMENT WITH INTERWEST CONSULTING GROUP, AND AUTHORIZE CITY MANAGER TO EXECUTE SAME**

Recommendation: Authorize the City Manager to execute a First Amendment with Interwest Consulting Group to increase the current On-Call Project Management Engineering Services Agreement to a total not to exceed amount of \$900,000.

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

Terrance.Davis@cityofvallejo.net

Action: Authorized the City Manager to execute a First Amendment with Interwest Consulting Group to increase the current On-Call Project Management

Engineering Services Agreement to a total not to exceed amount of \$900,000.

H. **CONSIDERATION AND APROVAL OF A RESOLUTION OF LOCAL SUPPORT FOR MTC QUICK STRIKE FUNDING**

Recommendation: Adopt resolutions authorizing the City Manager to submit a grant application to the Metropolitan Transportation Commission (MTC) regional discretionary Quick Strike funding in the amount of \$1,800,000 and to confirm City compliance with the Surplus Lands Act.

Contact: Terrance Davis, Public Works Director (707) 648-3401

terrance.davis@cityofvallejo.net

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

melissa.tigbao@cityofvallejo.net

Action: Adopted Resolution Nos. 21-090 and 21-091 N.C.

I. **AWARD CONTRACT TO ARBOR PRO FOR CITYWIDE TREE INVENTORY**

Recommendation: Authorize the City Manager to execute the Consultant and Professional Services Agreement with ArborPro Inc, not to exceed \$317,400.

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

Terrance.Davis@cityofvallejo.net

Jason.Lacey, Landscape Maintenance Manager (707) 648-7219

Jason.Lacey@cityofvallejo.net

Action: Authorize the City Manager to execute the Consultant and Professional Services Agreement with ArborPro Inc, not to exceed \$317,400.

J. **REOPENING GLEN COVE FIRE STATION AND FY 2021-22 BUDGET AMENDMENT (STEP 2 OF 2)**

Recommendation:

1. Adopt a Resolution to amend the Fiscal year 2021-22 Adopted Budget to increase the General Fund expenditures by \$1,650,000, Fleet Replacement Fund revenue and expenditure budget by \$1,250,000 and Capital Outlay Fund revenue and expenditure budget by \$300,000 for the one-time costs associated with reopening Station 26, the Glen Cove fire station.
2. Adopt a Resolution authorizing the City Manager to purchase a Type I fire apparatus and a Type III wildland apparatus, not to exceed \$1,250,000.
3. Amend the current contract with Emergency Construction Services to increase by \$300,000 to include costs associated with rehabilitating Station 26.

Contact: Kyle Long, Interim Fire Chief (707) 552-3285

Kyle.Long@cityofvallejo.net

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

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action 1: Moved by Mayor McConnell and carried to: (1) adopt Resolution No. 21-092 N.C., a resolution amending Fiscal year 2021-22 Adopted Budget to increase the General Fund expenditures by \$1,650,000, Fleet Replacement Fund revenue and expenditure budget by \$1,250,000 and Capital Outlay Fund revenue and expenditure budget by \$300,000 for the one-time costs associated with reopening Station 26, the Glen Cove fire station, and (2) adopt Resolution No. 21-093 N.C., a resolution authorizing the City Manager to purchase a Type I fire apparatus and a Type III wildland apparatus, not to exceed \$1,250,000 (Noes: Verder-Aliga).

Action 2: Moved by Mayor McConnell to continue recommendation 3 – amend the current contract with Emergency Construction Services to increase by \$300,000 to include costs associated with rehabilitating Station 26 to the September 28 council meeting to allow staff to investigate complaints filed.

On a substitute motion by Vice Mayor Verder-Aliga and carried, the current contract with Emergency Construction Services was amended to increase by \$300,000 to include costs associated with rehabilitating Station 26 (Recommendation #3) (Noes: McConnell and Arriola).

K. **ADOPT A RESOLUTION ACCEPTING THE 2021 JUSTICE ASSISTANCE GRANT AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN MOU RELATED THERETO; AND NOTICING INTENT TO AMEND FISCAL YEAR 2021-22 BUDGET IN THE AMOUNT OF \$134,285**

Recommendation:

1. Adopt a resolution accepting the federal Fiscal Year 2021 Edward Byrne Memorial Justice Assistance Grant Program Local Solicitation (JAG), authorizing the City of Vallejo Police Department to administer the Justice Assistance Grant and authorizing the City Manager to execute a Memorandum of Understanding (MOU) between the cities of Vallejo, Vacaville and Fairfield, and Solano County.
2. As the first in a two-step process, accept notice of intent to amend the Fiscal Year 2021/2022 Justice Assistance Grant Fund# 149 budget to recognize revenue in the amount of \$134,285 and appropriate expenditures of \$134,285.

Contact: Captain Todd Tribble (707) 649-7700

Todd.Tribble@cityofvallejo.net

Action: Item was removed from the Consent Calendar at the request of Councilmember Loera-Diaz.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action 1: Moved by Councilmember Loera-Diaz to: (1) Adopt a resolution accepting the federal Fiscal Year 2021 Edward Byrne Memorial Justice Assistance Grant Program Local Solicitation (JAG), authorizing the City of Vallejo Police Department to administer the Justice Assistance Grant and authorizing the City Manager to execute a Memorandum of Understanding (MOU) between the cities of Vallejo, Vacaville and Fairfield, and Solano County and (2) accept notice of intent to amend the Fiscal Year 2021/2022 Justice Assistance Grant Fund# 149 budget to recognize revenue in the amount of \$134,285 and appropriate expenditures of \$134,285 with the condition that funds be restricted from use until the Surveillance Technology Ordinance is in place.

On a substitute motion by Vice Mayor Verder-Aliga to: (1) adopt Resolution No. 21-094 N.C., a resolution accepting the federal Fiscal Year 2021 Edward Byrne Memorial Justice Assistance Grant Program Local Solicitation (JAG), authorizing the City of Vallejo Police Department to administer the Justice Assistance Grant and authorizing the City Manager to execute a Memorandum of Understanding (MOU) between the cities of Vallejo, Vacaville and Fairfield, and Solano County and (2) as the first in a two-step process, accept notice of intent to amend the Fiscal Year 2021/2022 Justice Assistance Grant Fund# 149 budget to recognize revenue in the amount of \$134,285 and appropriate expenditures of \$134,285.

City Attorney Nebb informed Council that she will bring the Surveillance Technology Ordinance to Council at its September 14 regular meeting along with the second step in the two-step process to adopt a resolution amending the FY 2021-22 budget to recognize the revenue from the JAG grant and appropriate the expenditures.

Councilmember Loera-Diaz withdrew her motion.

The substitute motion offered by Vice Mayor Verder-Aliga carried unanimously.

The meeting recessed at 9:05 p.m. and reconvened at 9:15 p.m.

L. **APPROVE SECOND AMENDMENT WITH ELLIS INVESTIGATIONS CORPORATION**

Recommendation: Authorize the City Manager to execute the Second Amendment of the Agreement with Ellis Investigations Corporation.

Contact: Mark Love, Human Resources Director (707) 648-4363

Mark.Love@cityofvallejo.net

Action: Authorized the City Manager to execute the Second Amendment of the Agreement with Ellis Investigations Corporation.

9. ACTION CALENDAR

A. ADOPTION OF A RESOLUTION OF SUMMARY VACATION OF CERTAIN UTILITY EASEMENTS AT 2118 AND/2134 SACRAMENTO STREET AND ACCEPTING RIGHT OF WAY FOR A PORTION OF SACRAMENTO STREET

Recommendation: Adopt a Resolution authorizing the City Manager to sign and the City Clerk to attest a Resolution of Summary Vacation for certain utility easements located at 2118/2134 Sacramento Street and accepting a Grant Deed of Easement and Grant Deed of right of way for a portion of Sacramento Street.

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

Terrance.Davis@cityofvallejo.net

Melissa Tigbao, Assistant Public Works Director / City Engineer, (707) 648-4085

Melissa.Tigbao@cityofvallejo.net

Assistant Public Works Director/City Engineer Tigbao and Interim Planning & Development Services Director Ratcliffe provided an overview of the staff report and outlined the recommendation.

Speakers: None.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 21-095 N.C.

B. DROUGHT UPDATE AND PROPOSED ADOPTION OF A RESOLUTION DECLARING A WATER SHORTAGE AND IMPLEMENTATION OF THE 2015 WATER SHORTAGE CONTINGENCY PLAN AND ADOPTION OF A RESOLUTION TO IMPLEMENT STAGE III OF THE 2015 WATER SHORTAGE CONTINGENCY PLAN WHICH IMPLEMENTS CUSTOMER WATER CONSERVATION MEASURES

Recommendation:

1. Adopt a resolution to authorize the City Council to declare a Water Shortage and implement the 2015 Water Shortage Contingency Plan, as outlined in Section 8.2 of the 2015 Urban Water Management Plan Adopted by City Council in October 2016 through Resolution No. 16-15 N.C.
2. Adopt a resolution enacting Stage III: Water Shortage of the Water Shortage Contingency Plan to reduce water demand by 15% per recommendation of the Water Director.

Contact: Michael A. Malone, Water Director (707) 648-4308

Mike.Malone@cityofvallejo.net

Beth Schoenberger, Water Operations Manager (707) 648-5439

Beth.Schoenberger@cityofvallejo.net

Melissa Cansdale, Associate Civil Engineer/Water Resources Manager (707) 553-7223
Melissa.Cansdale@cityofvallejo.net

Water Director Malone provided introductory comments.

Water Operations Manager Schoenberger reviewed staff recommendations, provided background information and overview of the Vallejo Water System, discussed the State's drought-related actions, and outlined the proposed Conservation Program and outreach efforts.

Staff responded to questions from Councilmembers.

Speakers: HelenMarie Gordon.

Another question and answer period followed. Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolutions No. 21-096 and 21-097 N.C.

C.

ADOPTION OF A RESOLUTION APPROVING APPOINTMENT OF ROGER JUDY FOR A LIMITED DURATION IN THE WATER DEPARTMENT FOR STAFFING REQUIRING SPECIALIZED SKILLS

Recommendation:

Adopt a resolution appointing Roger Judy to work in the Water Department before 180 days has passed since his retirement date in order to perform work requiring specialized skills in compliance with Government Code Sections 7522.56 and 21224, effective August 25, 2021.

Contact: Mike Malone, Water Director (707) 648-4307

Mike.Malone@cityofvallejo.net

Water Director Malone provided an overview of the staff report and outlined staff's recommendation.

Staff responded to questions from Councilmembers.

Speakers: Robert Schussel.

Another question and answer period followed. Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 21-098 N.C.

D. **APPOINTMENT OF TWO REPRESENTATIVES TO SERVE ON THE MULTI-JURISDICTIONAL HOMELESS TWO BY TWO SUBCOMMITTEE AND REGIONAL HOMELESS WORKGROUP TO RESPOND TO HOMELESSNESS**

Recommendation: Discuss participation in the multi-jurisdictional Homeless Two-by-Two Subcommittee (Subcommittee) and Regional Homeless Workgroup (Workgroup) to respond to homelessness and adopt a resolution appointing two councilmembers to represent the City of Vallejo.

Contact: Felicia Flores, Assistant to the City Manager (707) 648-4577
felicia.flores@cityofvallejo.net

Interim City Manager Cardwell provided introductory comments. Assistant to the City Manager Flores outlined staff's recommendation and provided an overview of the Committee and its current representatives.

Staff responded to questions from Councilmembers.

Speakers: Ally and HelenMarie Gordon.

Another question and answer period followed. Councilmembers provided comment.

Action: Moved by Mayor McConnell and carried unanimously to adopt Resolution No. 21-099 N.C., a resolution appointing Vice Mayor Verder-Aliga and Councilmember Miessner to represent the City of Vallejo.

10. **INFORMATION CALENDAR**

A. **SECOND FIVE-YEAR EXTENSION OF THE NIMITZ GROUP DEVELOPMENT AGREEMENT**

Recommendation: Receive briefing regarding the second five-year extension of The Nimitz Group, LLC (Nimitz) Development Agreement (DA), and acknowledgement of the extension of the term of the DA from September 12, 2021 to September 11, 2026.

Contact:

Gillian Hayes, Interim Deputy City Manager, (707) 648-4163

Gillian.Hayes@cityofvallejo.net

Paul Kelley, Economic Development Manager, (707) 648-4109

paul.kelley@cityofvallejo.net

Erin Hanford, Economic Development Program Manager, (707) 648-5406

erin.hanford@cityofvallejo.net

Interim Deputy City Manager Hayes provided introductory comments.

Tom D'Alesandro (Southern Land Company) provided an overview of North Mare Island, discussed the Development Agreement and what it includes, and concluded the presentation with a recap of the Annual 2020 Report covering the project team, long term planning and opportunities

and next steps.

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

Speakers: Anne Carr, Daniel Boone and Ally.

Another question and answer period followed. Councilmembers provided comment.

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 11:25 p.m.

DocuSigned by:

ROBERT H. MCCONNELL

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON
CITY CLERK