

**VALLEJO
VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
DECEMBER 14, 2021**

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

1. CALL TO ORDER

The meeting was called to order at 7:33 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 Malone, City Attorney Nebb and City Clerk Abrahamson

4. REPORT OUT OF CLOSED SESSION

City Attorney Nebb reported Council provided direct to its legal counsel with respect to Closed Session Items 3A, 3C and 3D and provided direction to its property negotiators with respect to Closed Session Item 3B.

5. PRESENTATIONS AND COMMENDATIONS

Action: Pedro Quintana (CalTrans Public Information Officer) and Quang Tran (CalTrans).

Public speaker: Robert Breke.

A. CALTRANS UPDATE ON SIX BRIDGES PROJECT

6. FIRST COMMUNITY FORUM

Speakers: Larry Oppenheimer, Anna Bergman, Patrick Maisano, Beau Defehr, Dan Seltzer, Yannick Albright-Phillips, Henry Beecher, Gary Wettstein, Ann Wheat, and Robert Brekke.

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. 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: Approved minutes.

B. PAYMENT OF CLAIMS: OCTOBER 2021

Recommendation: Ratify the payment of claims for the period of October 1, 2021 through October 31, 2021.

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

Rekha.Nayar@cityofvallejo.net

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

C. RECEIVE THE CITY MANAGER'S REQUEST AND PROVIDE NOTICE OF INTENT TO AMEND THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM BUDGET FOR FISCAL YEAR 2021-22

Recommendation: Receive and file the City Manager's request and provide a notice to amend the Community Development Block Grant (CDBG) Program Budget for Fiscal Year (FY) 2021-22 in the anticipated amount of \$1,454,830.

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

Gillian.Hayes@cityofvallejo.net

Action: Received and filed the City Manager's request and provided a notice to amend the Community Development Block Grant (CDBG) Program Budget for Fiscal Year (FY) 2021-22 in the anticipated amount of \$1,454,830.

D. CONSIDERATION AND ADOPTION OF A RESOLUTION RECEIVING AND FILING THE SB 165 ANNUAL REPORT FY 20-21

Recommendation: Adopt a Resolution to receive and file the annual report relating to special taxes levied in the City's Northeast Quadrant Improvement District No. 2003-01 and Hiddenbrooke Improvement District No. 1998-1 for fiscal year ended June 30, 2021.

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

Rekha.Nayar@cityofvallejo.net

Action: Adopted Resolution No. 21-143 N.C.

E. RECEIVE & FILE ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR THE FISCAL YEAR ENDED JUNE 30, 2021

Recommendation: Receive and file the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2021.

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

Rekha.Nayar@cityofvallejo.net

Action: Received and filed the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2021.

F. ACCEPT PHASE I OF THE RESERVOIR INSPECTION AND

REHABILITATION (WMY01) AND AUTHORIZE THE CITY CLERK TO RECORD A NOTICE OF COMPLETION WITH THE SOLANO COUNTY RECORDER

Recommendation: Accept Phase I of the Reservoir Inspection and Rehabilitation Project performed by DN Tanks of El Cajon, California as complete and authorize and direct the City Clerk to file a Notice of Completion with the Solano County Recorder's office.

Contact: Beth Schoenberger, Acting Water Department Director, (707) 648-5439
beth.schoenberger@cityofvallejo.net

Action: Accepted Phase I of the Reservoir Inspection and Rehabilitation Project performed by DN Tanks of El Cajon, California as complete and authorized and directed the City Clerk to file a Notice of Completion with the Solano County Recorder's office.

G. ADOPT RESOLUTION APPROVING A FUNDING AGREEMENT BETWEEN THE SOLANO TRANSPORTATION AUTHORITY AND THE CITY OF VALLEJO FOR THE HOUSING ELEMENT UPDATE PARTNERSHIP AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt Resolution Approving a Funding Agreement between the Solano Transportation Authority and the City of Vallejo for the Housing Element Update Partnership and Authorizing the City Manager to Execute Same at a cost of \$264,074.

Contact: Christina Ratcliffe, Interim Planning and Development Services Director
Christina.Ratcliffe@cityofvallejo.net

Action: Adopted Resolution No. 21-144 N.C.

H. ADOPT A RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT WITH LAND LOGISTICS, INC. TO AUGMENT PLANNING STAFF TO PROCESS THE SOLANO 360 SPECIFIC PLAN AMENDMENT APPLICATION

Recommendation: Adopt a Resolution Approving and Authorize City Manager to Execute Contract with Land Logistics, Inc. to Augment Planning Staff to Process the Solano 360 Specific Plan Amendment Application in the amount of \$69,600 for planning consulting services to process Solano County's proposed amendment to the Solano 360 Specific Plan.

Contact: Christina Ratcliffe, Interim Planning and Development Services Director
Christina.Ratcliffe@cityofvallejo.net

Action: Adopted Resolution No. 21-145 N.C.

I. AB 1600 ANNUAL REPORT

Recommendation: Adopt a Resolution accepting, filing and making the findings identified in the attached AB 1600 Development Impact Fee Report for the fiscal year ended June 30, 2021.

Contact: Terrance Davis, Public Works Director (707) 648-4301
Terrance.Davis@cityofvallejo.net

Action: Adopted Resolution No. 21-146 N.C.

J. **ADOPT RESOLUTION DELEGATING TO INCUMBENT IN THE POSITION OF CITY MANAGER OR IN THE ABSENCE OF THE CITY MANAGER, THE INTERIM CITY MANAGER OR ACTING CITY MANAGER, AUTHORITY TO MAKE DETERMINATIONS OF DISABILITY UNDER GOVERNMENT CODE SECTION 21156**

Recommendation: Adopt a resolution delegating signing authority to the incumbent City Manager or in the absence of the City Manager, to the Interim City Manager or Acting City Manager, to approve Industrial Disability Retirements through CalPERS.

Contact: Mark Love (707) 648-4852

mark.love@cityofvallejo.net

Action: Adopted Resolution No. 21-147 N.C.

9. **ACTION CALENDAR**

A. **ADOPT RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE NORTH MARE ISLAND EXCLUSIVE NEGOTIATING AGREEMENT AMENDMENT**

Recommendation: Adopt a resolution authorizing the City Manager to execute the Sixth Amendment to the Exclusive Negotiation Agreement (ENA) with the Nimitz Group, LLC for North Mare Island.

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

Gillian.Hayes@cityofvallejo.net

Paul Kelley, Special Advisor to City Manager, Economic Development Manager, (707) 648-4109

paul.kelley@cityofvallejo.net

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

erin.hanford@cityofvallejo.net

Interim Assistant City Manager Hayes provided introductory comments. Special Advisor to the City Manager, Economic Development Manager Kelley reviewed the history of negotiations with Nimitz, explained the reasons for the extension, and identified key remaining terms. Economic Development Program Manager Hanford provided a progress report to date and concluded by outlining next steps. Interim Assistant City Manager Hayes provide closing comments.

Tom D'Alesandro (Southern Land Company) provided comments.

Speakers: Andrea Source and Robert Brekke.

Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt a resolution authorizing the City Manager to execute the 6th Amendment to the ENA with Nimitz Group, LLC for North Mare Island.

A substitute motion was offered by Mayor McConnell and carried to adopt Resolution No. 21-148 N.C., resolution authorizing the City Manager to execute

the 6th Amendment to the ENA with Nimitz Group, LLC for North Mare Island extending the term by an additional 90 days through March 31, 2022 and to return to Council for any further extensions (Noes: Verder-Aliga and Miessner).

B. RATIFY THE TENTATIVE AGREEMENT BETWEEN THE CITY OF VALLEJO AND THE CONFIDENTIAL, ADMINISTRATIVE, MANAGERIAL, AND PROFESSIONAL ASSOCIATION (CAMP)

Recommendation: Ratify the Tentative Agreement between the City of Vallejo and the Confidential, Administrative, Managerial, and Professional Association of Vallejo (CAMP), with final MOU language to be brought before the City Council at a later date.

Contact: Mark Love, Human Resources Director (707) 649-4852
mark.love@cityofvallejo.net

Human Resources Director Love provided an overview of the staff report and outlined the recommendation.

Speakers: Anne Carr, Stephen Hallett and Melissa Swift.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried to adopt Resolution No. 21-151 N.C., a resolution ratifying the Tentative Agreement between the City of Vallejo and the Confidential, Administrative, Managerial, and Professional Association of Vallejo (CAMP), with final MOU language to be brought before the City Council at a later date (Noes – Arriola).

C. RATIFY THE TENTATIVE AGREEMENT BETWEEN THE CITY OF VALLEJO AND THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL 1245 (IBEW)

Recommendation: Ratify the Tentative Agreement between the City of Vallejo and the International Brotherhood of Electrical Workers, Local 1245 (IBEW), with final MOU language to be brought before the City Council at a later date.

Contact: Mark Love, Human Resources Director (707) 649-4852
mark.love@cityofvallejo.net

Human Resources Director Love provided an overview of the staff report and outlined the recommendation.

Staff responded to questions from Councilmembers.

Speakers: Anne Carr.

Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 21-152 N.C., a resolution ratifying the Tentative Agreement between the City of Vallejo and the International Brotherhood of Electrical

Workers, Local 1245 (IBEW), with final MOU language to be brought before the City Council at a later date.

D. ADOPT A RESOLUTION REVISING THE UNREPRESENTED EXECUTIVE MANAGEMENT EMPLOYEE COMPENSATION, LEAVE, AND BENEFITS

Recommendation: Adopt a resolution revising compensation and benefits for Unrepresented Executive Management Employees.

Contact: Mark Love, Human Resources Director (707) 649-4852

mark.love@cityofvallejo.net

Human Resources Director Love provided an overview of the staff report and outlined the recommendation.

Staff responded to questions from Councilmembers.

Speakers: Ken Szutu and Anne Carr.

Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 21-149 N.C., a resolution revising compensation and benefits for Unrepresented Executive Management Employees.

The meeting recessed at 9:51 p.m. and reconvened at approximately 10:03 p.m.

10. INFORMATION CALENDAR

A. UPDATE ON BUSINESS LICENSE POLICY WITH RESPECT TO COMMERCIAL/RESIDENTIAL RENTALS

Recommendation: Informational item only. No staff report is associated with this item or action required.

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

Rekha.Nayar@cityofvallejo.net

Mayor McConnell and Councilmember Dew recused themselves on this item due to conflicts of interest related to real property and ownership of commercial and residential rental properties and left the dais and the Council Chamber. Vice Mayor Verder-Aliga resumed presiding over the meeting.

Finance Director Nayar provided an overview of Business License Municipal Code Chapter 5.04, reviewed the business license application process, discussed revenue trends in Vallejo and with neighboring cities, provided a status on the business license renewal and concluded with information on the commercial property rental business license policy.

Staff and Ian Davis (HdL) responded to questions from Councilmembers.

Speakers: Stephen Hallett.

Another question and answer period followed. Councilmembers provided comment.

Mayor McConnell and Councilmember Dew resumed their seats at the dais.

B. WATER DEPARTMENT UPDATE

Recommendation: To receive and consider the information in the presentation.

Contact: Beth Schoenberger, Water Department Director, (707) 648-5439
beth.schoenberger@cityofvallejo.net

Action: This item was rescheduled to the January 11, 2022 regular City Council meeting.

11. CITY MANAGER'S REPORT

Interim City Manager Malone acknowledged Human Resources Director Love, IBEW and CAMP bargaining units for their efforts in reaching tentative agreements, provided the Council with an update on plans for Council goal setting efforts and reminded the Council and the public that City Hall would be closed December 26 through January 2.

12. CITY ATTORNEY'S REPORT – None.

13. COMMUNITY FORUM

Speakers: HelenMarie Gordon, Stephen Hallett, Anne Carr, Chris Platzer, and Ken Szutu.

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

Councilmembers reported on various community events and meetings attended.

15. ADJOURNMENT

The meeting adjourned at 11:02 p.m.

DocuSigned by:

ROBERT H. MCCONNELL

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON
CITY CLERK