

**VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 PM
COUNCIL CHAMBERS**

555 Santa Clara Street, Vallejo, California

FEBRUARY 28, 2023

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom.

City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833.

For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment

VIEW THE MEETING:

There are four different ways you can view this public meeting:

- **In Person**
- **Watch Vallejo local channel 28**
- **Stream from the City website: www.cityofvallejo.net/Streaming**
- **Join the Zoom webinar: <https://ZoomRegular.Cityofvallejo.net>**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. REPORT OUT OF CLOSED SESSION**

Hybrid Options are available for members of the public to participate. To participate remotely:

<https://ZoomRegular.CityofVallejo.net>

Option to join by phone:

Dial (669) 900-6833

Enter Meeting ID: 914 0075 0676#

Press *9 to digitally raise your hand from the phone

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment

5. PRESENTATIONS AND COMMENDATIONS

A. SOLANO TRANSPORTATION AUTHORITY UPDATE

6. FIRST COMMUNITY FORUM

*The Community Forum is an opportunity to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve. Any interested members of the public desiring to communicate with the City Council as part of the First Community Forum may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers or via ZOOM:(<https://ZoomRegular.Cityofvallejo.net>), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In person speakers will be recognized first. When called upon, each speaker should step to the podium, state his/her name for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to a maximum of three minutes pursuant to Vallejo Municipal Code Section 2.02.300.*

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

*Members of the public wishing to address the Council on Consent Calendar items may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers or via ZOOM:(<https://ZoomRegular.Cityofvallejo.net>), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In person speakers will be recognized first. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the Council. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.*

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the special and regular meetings of February 14, 2023

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

Dawn.Abrahamson@cityofvallejo.net

B. WAIVE FULL 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

C. PAYMENT OF CLAIMS: DECEMBER 2022

Recommendation: Ratify the payment of claims for the period of December 1, 2022 through December 31, 2022.

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

Rekha.Nayar@cityofvallejo.net

D. ADOPT A RESOLUTION AUTHORIZING THE ECONOMIC DEVELOPMENT DIRECTOR TO EXECUTE AN AMENDMENT TO THE

TELECOMMUNICATIONS LEASE AGREEMENT WITH SIMPLICITY TOWERS LLC AT 595 MINI DRIVE AND FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15301(e), 15303, AND PUBLIC RESOURCES CODE SECTION 21080

Recommendation: Adopt a resolution authorizing the Economic Development Director to execute an amendment to the telecommunications lease agreement with Simplicity Towers LLC at 595 Mini Drive and finding the Project exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Guidelines section 15301(e) and Public Resources Code Section 21080.

Contact: Michael Nimon, Economic Development Director (707) 648-4109
Michael.Nimon@cityofvallejo.net

E. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST OMNIBUS LOAN AMENDMENT TO AMEND THE HOME INVESTMENT PARTNERSHIPS PROGRAM LOAN, PROMISSORY NOTE, DEED OF TRUST, AND REGULATORY AGREEMENT FOR THE BLUE OAK LANDING (SACRAMENTO STREET) PROJECT

Recommendation: Adopt a resolution authorizing the City Manager to execute a First Omnibus Loan Amendment to amend the HOME Investment Partnerships Program Loan, Promissory Note, Deed of Trust, and Regulatory Agreement for the Blue Oak Landing (Sacramento Street) Project.

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

F. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DESIGN PROFESSIONAL SERVICES AGREEMENT WITH SMART FIBER NETWORKS, INC. FOR NETWORK DESIGN SERVICES FOR AN AMOUNT NOT-TO-EXCEED \$652,060.75 INCLUDING CONTINGENCY

Recommendation: Adopt a resolution authorizing the City Manager to execute a Design Professional Services Agreement with Smart Fiber Networks, Inc. for network design services for an amount not-to-exceed \$652,060.75 including contingency.

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

G. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO THE DESIGN PROFESSIONAL SERVICES AGREEMENT (20-PW124) WITH CSG CONSULTANTS, INC. TO INCREASE THE CONTRACT AMOUNT BY \$500,000 AND EXTEND THE TERM THROUGH SEPTEMBER 30, 2025

Recommendation: Adopt a resolution authorizing the City Manager to execute a Second Amendment to the Design Professional Services Agreement (20-PW124) with CSG Consultants, Inc. to increase the contract amount by \$500,000 and extend the term through September 30, 2025.

Contact: Melissa Tigbao, Public Works Director (707) 648-4433
melissa.tigbao@cityofvallejo.net

H. **AUTHORIZE MAYOR TO SIGN LETTERS EXPRESSING THE CITY OF VALLEJO'S SUPPORT FOR THE SOLANO TRANSPORTATION AUTHORITY'S REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY (RAISE) PROGRAM REQUEST FOR STATE ROUTE 37 / FAIRGROUNDS DRIVE INTERCHANGE IMPROVEMENT PROJECT**

Recommendation: Authorize the Mayor to sign four letters on behalf of the City of Vallejo, expressing the City's support for the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Program Request for State Route 37 / Fairground Drive Interchange Improvement Project

Contact: Michael Malone, City Manager (707) 648-4308

mike.malone@cityofvallejo.net

9. **ACTION CALENDAR**

*NOTICE: Members of the public wishing to address the Council on Action Calendar Items may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers or via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420. In person speakers will be recognized first.*

A. **ADOPT RESOLUTION MAKING APPOINTMENTS TO VARIOUS CITY BOARDS AND COMMISSIONS AND TO THE SOLTRANS PUBLIC ADVISORY COMMITTEE**

Recommendation: Adopt a Resolution making appointments to the following boards, commissions and committees:

1. Appointments to the Architectural Heritage & Landmarks Commission (AHLC) to fill 4 vacancies
2. Appointment to the Code Enforcement Appeals Board (CEAB) to fill 1 vacancy
3. Appointment to the Commission on Culture + the Arts (CAC) to fill 1 vacancy
4. Appointment to the Economic Vitality Commission (EVC) to fill 2 vacancies
5. Appointments to the Housing & Community Development Commission (HCDC) to fill 2 vacancies
6. Appointments to the Human Relations Commission (HRC) to fill 3 vacancies
7. Appointments to the Participatory Budgeting Steering Committee (PBSC) to fill 2 members and 3 alternate vacancies
8. Appointments to the Surveillance Advisory Board (SAB) for Districts 2 and 5
9. Appointments to the SolTrans Public Advisory Committee for 2 vacancies

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

Dawn.Abrahamson@cityofvallejo.net

- B. **ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH THE VALLEJO CITY UNIFIED SCHOOL DISTRICT TO ACQUIRE THE FORMER GRANT SCHOOL PROPERTY LOCATED AT 740 FIFTH STREET IN VALLEJO AND FINDING THE ACQUISITION ALONE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15301 (EXISTING FACILITIES) AND 15312 (SURPLUS GOVERNMENT PROPERTY SALES)**

Recommendation: Adopt a resolution authorizing the City Manager to execute the Purchase and Sale Agreement with the Vallejo Unified School District for the acquisition of real property located at 740 Fifth Street in Vallejo and finding the acquisition alone exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15312 (Surplus Government Property Sales)

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

Gillian.Hayes@cityofvallejo.net

- C. **ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH THE VALLEJO CITY UNIFIED SCHOOL DISTRICT TO ACQUIRE THE FORMER CREST SCHOOL PROPERTY LOCATED AT 1220 GATEWAY DRIVE IN VALLEJO (APN 0068-164-150) AND FINDING THE ACQUISITION ALONE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15301 (EXISTING FACILITIES) AND 15312 (SURPLUS GOVERNMENT PROPERTY SALES)**

Recommendation: Adopt a resolution authorizing the City Manager to execute a Purchase and Sale Agreement with the Vallejo City Unified School District to acquire the former Crest School property located at 1220 Gateway Drive in Vallejo (APN 0068-164-150) and finding the acquisition alone exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15312 (Surplus Government Property Sales)

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

Gillian.Hayes@cityofvallejo.net

- D. **ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH 4LEAF, INC. FOR SPECIALIZED CODE ENFORCEMENT SERVICES IN AN AMOUNT NOT TO EXCEED \$205,960 THROUGH JUNE 30, 2023**

Recommendation: Adopt a resolution authorizing the City Manager to execute a Consultant and Professional Services Agreement with 4LEAF, Inc. for specialized code enforcement services in an amount not to exceed \$205,960 through JUNE 30, 2023.

Contact: Christina Ratcliffe, AICP

Planning and Development Services Director (707) 648-4326

Chirstina.Ratcliffe@CityofVallejo.net

E. **CONSIDER REQUEST BY MAYOR MCCONNELL TO CREATE A COUNCIL AD-HOC COMMITTEE FOR THE PURPOSE OF DISCUSSING AND MAKING A RECOMMENDATION REGARDING MARE ISLAND FLOOD & WASTEWATER INFRASTRUCTURE, FEES AND RESPONSIBILITIES**

Recommendation: Consider Mayor McConnell's request and direct staff to prepare and present relevant materials at a subsequent meeting.

Contact: Mayor McConnell

Robert.McConnell@cityofvallejo.net

F. **CONSIDER REQUEST BY MAYOR MCCONNELL TO AGENDIZE DISCUSSION AT A SUBSEQUENT MEETING REGARDING CREATING A COUNCIL AD-HOC COMMITTEE FOR THE PURPOSE OF REVIEWING THE COUNCIL RULES AND THE CITY CHARTER**

Recommendation: Consider Mayor McConnell's request and direct staff to prepare and present relevant materials at a subsequent meeting

Contact: Mayor McConnell

Robert.McConnell@cityofvallejo.net

G. **CONSIDER REQUEST BY COUNCILMEMBER MATULAC TO AGENDIZE DISCUSSION AT A SUBSEQUENT MEETING FOR THE PURPOSE OF DISCUSSING COUNCILMEMBER SENIORITY**

Recommendation: Consider Councilmember Matulac's request and direct staff to prepare and present relevant materials at a subsequent meeting.

Contact: Councilmember Matulac

JR.Matulac@cityofvallejo.net

10. INFORMATION CALENDAR

11. CITY MANAGER'S REPORT

12. CITY ATTORNEY'S REPORT

13. COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the City Council as part of the last Community Forum may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers or via ZOOM:(<https://ZoomRegular.Cityofvallejo.net>), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.*

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

15. ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook and Instagram ([@cityofvallejo](https://www.facebook.com/cityofvallejo))

Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)

Sign up for emergency alerts at: alertsolan.com

A handwritten signature in blue ink, reading "Robert H. McConnell for". The signature is written in a cursive style with a large initial 'R'.

Dated: Thursday, February 23, 2023

Robert H. McConnell, Mayor

I, Dawn Abrahamson, City Clerk do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo City Council, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 9:00 a.m., Thursday, February 23, 2023.

A handwritten signature in blue ink, reading "Dawn G. Abrahamson". The signature is written in a cursive style with a large initial 'D'.

Dated: Thursday, February 23, 2023

Dawn G. Abrahamson, City Clerk