

**VALLEJO CITY COUNCIL  
REGULAR MEETING MINUTES  
FEBRUARY 28, 2023**

**Council Chambers  
555 Santa Clara Street, Vallejo, California**

**1. CALL TO ORDER**

The meeting was called to order at 7:05 p.m.

**2. ROLL CALL**

**Present:** Mayor McConnell, Vice Mayor Verder-Aliga, Councilmembers Arriola, Bregenzer, Matulac and Palmares

**Absent:** Councilmember Loera-Diaz

**Staff present:** City Manager Malone, Chief Assistant City Attorney Risner and City Clerk Abrahamson

**3. PLEDGE OF ALLEGIANCE**

**4. REPORT OUT OF CLOSED SESSION**

Chief Assistant City Attorney Risner reported Council gave direction to staff with respect to Closed Session Item 3A.

**5. PRESENTATIONS AND COMMENDATIONS**

**Action:** *Presentation was made by Daryl Halls, Executive Director of Solano Transportation Authority.*

**A. SOLANO TRANSPORTATION AUTHORITY UPDATE**

**6. FIRST COMMUNITY FORUM**

**Speakers:** Daniel Glaze, Vincent McMillan, Bob and Wayne G (Solano Grand Jury), Karen Finley (Downtown Merchants Coalition), and Khalil Macklin (NAACP)..

**7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

**Speakers:** Anne Carr

**8. CONSENT CALENDAR AND APPROVAL OF AGENDA**

**Action:** *Moved by Vice Mayor Verder-Aliga and carried unanimously by members present to approve the Agenda and the Consent Calendar with the removal of Action Calendar Items 9D, 9F and 9G and continue to the March 14 regular City Council meeting (Absent: Loera-Diaz.*

**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](mailto:Dawn.Abrahamson@cityofvallejo.net)

**Action:** Approved minutes.

**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](mailto: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: 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](mailto:Rekha.Nayar@cityofvallejo.net)

**Action:** Ratified the payment of claims for the period of December 1, 2022 through December 31, 2022.

**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](mailto:Michael.Nimon@cityofvallejo.net)

**Action:** *Adopted Resolution No. 23-018 N.C.*

**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) 6484163

[Gillian.Hayes@cityofvallejo.net](mailto:Gillian.Hayes@cityofvallejo.net)

**Action:** Adopted Resolution No. 23-019 N.C.

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](mailto:Naveed.Ashraf@cityofvallejo.net)

**Action:** Adopted Resolution No. 23-020 N.C.

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](mailto:melissa.tigbao@cityofvallejo.net)

**Action:** Adopted Resolution No. 23-021 N.C.

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](mailto:mike.malone@cityofvallejo.net)

**Action:** Authorized 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

## 9. ACTION CALENDAR

### 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](mailto:Dawn.Abrahamson@cityofvallejo.net)

**Speakers:** Jimmy Genn.

The City Council went through an applicant nomination process for the AHLC, CEAB, CAC, EVC, HCDC, HRC, PBSC, and the SolTrans Public Advisory Committee. All nominations to these advisory bodies were fully supported by councilmembers present.

Councilmember Matulac appointed Jasmine Chisley to the SAB as the District 2 member. Councilmember Bregenzer appointed Mike Moreno to the SAB as the District 5 member. All Councilmembers present were supportive of these two appointments except for Councilmember Arriola who was opposed.

**Action:** *Moved by Vice Mayor Verder-Aliga and carried unanimously by members present to adopt Resolution No. 23-022 N.C. making appointments as follows (Absent: Loera-Diaz):*

**AHLC:** *Appointed Angela McDonald and Annalissa Quismorio for terms to commence immediately and expire 12/31/26.*

**CEAB:** *Appointed Edward Taylor for a term to commence immediately and expire 12/31/26.*

CAC: Appointed Andrea Hernandez for a term to commence immediately and expire 12/31/26.

EVC: Due to a tie vote during the nomination process, appointments were continued to the March 14 regular council meeting when the full Council will be present.

HCDC: Appointed Tonia Lediju for a term to commence immediately and expire 6/30/23 and appointed Dennis Patrick for a term to commence immediately and expire 6/30/25.

HRC: Appointed Melvin Jones for a term to commence immediately and expire 6/30/26.

PBSC: Appointed Kimberly Franco (at-large) and Jonathan Keith (at-large) as members and Andrea Germaine (at-large) for terms to commence immediately and expire 6/30/24.

SAB, District 2: Jasmine Chisley was appointed by Councilmember Matulac for a term to commence immediately and expire 1/5/27.

SAB, District 5: Mike Moreno was appointed by Councilmember Bregenzer for a term to commence immediately and expire 1/5/27.

SolTrans Public Advisory Committee: Andrea Germaine for a term to commence immediately and expire 12/31/26.

**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](mailto:Gillian.Hayes@cityofvallejo.net)

Councilmember Matulac recused himself from this item and Action Item 9C due to a conflict of interest as an employee of the Vallejo City Unified School District and left the dais and the Council Chamber.

Assistant City Manager Hayes provided background information, discussed potential uses for the site and outlined next steps.

**Speakers:** Anne Carr.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

**Action:** Moved by Vice Mayor Verder-Aliga and carried by members present to adopt Resolution No. 23-023 N.C. to include a friendly amendment offered by Mayor McConnell to direct staff not to close escrow without further authorization from City Council pending the due diligence report on the property (Absent: Loera-Diaz; Abstain Due to Conflict of Interest: Matulac).

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](mailto:Gillian.Hayes@cityofvallejo.net)

Assistant City Manager Hayes provided background information, discussed potential uses for the site and outlined next steps.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

**Action:** Moved by Vice Mayor Verder-Aliga and carried to adopt Resolution No. 23-024 N.C. to include a friendly amendment offered by Mayor McConnell to direct staff not to close escrow without further authorization from City Council pending the due diligence report on the property (Noes: Arriola; Absent: Loera-Diaz; Abstain Due to Conflict of Interest: Matulac).

Councilmember Matulac returned to the Council Chambers and resumed his seat at the dais.

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](mailto:Chirstina.Ratcliffe@CityofVallejo.net)

Mayor McConnell provided comment.

**Action:** *Item was continued as part of the adoption of the Agenda and the Consent Calendar to the March 14 regular City Council meeting.*

- 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](mailto:Robert.McConnell@cityofvallejo.net)

**Speakers:** Daniel Boone and Brian Nagy.

**Action:** *Moved by Mayor McConnell and carried unanimously by members present to continue the item to the March 14 regular City Council meeting (Absent: Loera-Diaz).*

- 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](mailto:Robert.McConnell@cityofvallejo.net)

**Action:** *Item was continued as part of the adoption of the Agenda and the Consent Calendar to the March 14 regular City Council meeting.*

- 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](mailto:JR.Matulac@cityofvallejo.net)

**Action:** *Item was continued as part of the adoption of the Agenda and the Consent Calendar to the March 14 regular City Council meeting.*

## **10. INFORMATION CALENDAR – None.**

**11. CITY MANAGER'S REPORT**

City Manager Malone provided a status report on the transfer of the Mare Island Navel Cemetery to the National Cemetery Administration and announced that a Warming Center will be open in the Vallejo Room this evening through Thursday morning.

**12. CITY ATTORNEY'S REPORT**

Chief Assistant City Attorney Risner provided a further update on the transfer of the Mare Island Navel Cemetery.

**13. COMMUNITY FORUM**

**Speakers:** Daniel Boone, Carlos Flores and Anne Carr.

**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 9:32 p.m.

DocuSigned by:

*ROBERT H. MCCONNELL*

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

*Dawn G. Abrahamson*

DAWN G. ABRAHAMSON  
CITY CLERK