

**VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES**

555 Santa Clara Street, Vallejo, California

JUNE 27, 2023

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

2. ROLL CALL

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

Absent: None

Staff present: City Manager Malone, City Attorney Nebb and City Clerk Abrahamson

3. PLEDGE OF ALLEGIANCE

4. REPORT OUT OF CLOSED SESSION

In the absence of the City Attorney, Mayor McConnell reported no action was taken with respect to Closed Session Item 3A.

5. PRESENTATIONS AND COMMENDATIONS

Action: *presentation was made by Bart Ney (Chief of Public Affairs) and Ron Kioaina.*

**A. CALTRANS PRESENTATION REGARDING PAVING PROJECT ON I-80
FROM WILLOW AVENUE, HERCULES TO CUMMINGS SKYWAY IN BOTH
DIRECTIONS**

6. FIRST COMMUNITY FORUM

Speakers: Doug Darling, Kimberly Love, Paula Conley, Susan Nichols, and Todd Smith.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: Daniel Boone, Andrea Sorce and Robert Schussel (Consent Item N).

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *Moved by Vice Mayor Verder-Aliga and carried unanimously, unless otherwise noted, approval of the Agenda with the reordering of the Action Calendar making Item 9B Item 9A and all other items in the order as they appeared on the Agenda, and the Consent Calendar with the removal of items 8N, 8D and 8G making them Items 8.1, 8.2 and 8.3.*

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the regular meeting of June 13, 2023

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

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

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: APRIL 2023

Recommendation: Ratify the payment of claims for the period of April 1, 2023 through April 30, 2023.

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

Rekha.Nayar@cityofvallejo.net

Action: *ratified payment of claims for period of April 1-30, 2023.*

D. ADOPT A RESOLUTION AMENDING THE FISCAL YEAR 2022/2023 BUDGET TO APPROPRIATE REVENUE AND EXPENDITURES OF \$5,000,000 TO THE FLEET REPLACEMENT FUND (#502)

Recommendation: Adopt a resolution amending the fiscal year 2022-23 budget to appropriate revenue and expenditures of \$5,000,000 to the Fleet Replacement Fund (#502).

Contact: Melissa Tigbao, Public Works Director, (707) 648-4433

melissa.tigbao@cityofvallejo.net

Action: *item was removed from the Consent Calendar at the request of Councilmember Palmares.*

City Manager Malone provided comment. Staff responded to questions from Councilmembers.

Action: *Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 23-103 N.C.*

E. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH BELL PRODUCTS, INC. FOR HVAC REPAIR AND MAINTENANCE SERVICES FOR A NOT TO EXCEED AMOUNT OF \$300,000 AND EXTEND THE CONTRACT TERM THROUGH JUNE 30, 2025

Recommendation: Adopt a resolution authorizing the City Manager to execute the Second Amendment to the Professional Services Agreement with Bell Products, Inc. for HVAC repair and maintenance services for a not to exceed amount of \$300,000 and extend the term through June 30, 2025.

Contact: Beth Schoenberger, Water Director, 707-648-5439

beth.schoenberger@cityofvallejo.net

Action: adopted Resolution No. 23-104 N.C.

- F. **ADOPT THREE RESOLUTIONS AUTHORIZING THE CITY MANAGER TO EXECUTE HISTORIC PROPERTY PRESERVATION AGREEMENTS PURSUANT TO THE MILLS ACT, CONSISTENT WITH THE RECOMMENDATIONS OF THE ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION, FOR THE PROPERTIES LOCATED AT 816 CAPITOL STREET (APN 0056-173-170) (MA #23-0001), 514 EL DORADO STREET (APN 0056-206-190) (MA #22-0005), AND 228 OHIO STREET (APN 0055-082-140) (MA #22-0006) AND FINDING EACH OF THESE ACTIONS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15331**

Recommendation: Adopt three resolutions authorizing the City Manager to execute Historic Property Preservation Agreements pursuant to the Mills Act, consistent with the recommendations of the Architectural Heritage and Landmarks Commission (AHLC), for the properties located at 816 Capitol Street (APN 0056-173-170) (MA #23-0001), 514 El Dorado Street (APN 0056-206-190) (MA #22-0005), and 228 Ohio Street (0055-082-140) (MA #22-0006) and finding each of these actions exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331.

Contact: Christina Ratcliffe, Planning and Development Services Director, 510-648-4382

christina.ratcliffe@cityofvallejo.net

Action: **Action:** Adopted Resolutions No. 23-105, 23-106 and 23-107 N.C.

- G. **ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR AN URBAN AND COMMUNITY FORESTRY GRANT FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE**

Recommendation: Adopt a Resolution authorizing the City Manager's Office to apply for the Urban and Community Forestry Grant from the United States Department of Agriculture for funding over five years.

Contact: Gillian Hayes, Assistant City Manager (707) 648-4576

gillian.hayes@cityofvallejo.net

Action: *item was removed from the Consent Calendar at the request of Councilmember Palmares.*

Assistant City Manager Hayes provided an overview of the agenda item. Staff responded to questions from Councilmembers.

Speaker: Chris Platzer

Action: *Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 23-108 N.C.*

- H. **ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH DRS MARINE, INC. FOR REPAIR AND MAINTENANCE SERVICES FOR A NEW NOT-TO-EXCEED AMOUNT OF \$720,000**

Recommendation: Adopt a resolution authorizing the City Manager to execute the Second Amendment to the Professional Services Agreement with DRS Marine, Inc. for repair and maintenance services for a not to exceed amount of \$720,000.

Contact: Beth Schoenberger, Water Director, 707-648-5439

beth.schoenberger@cityofvallejo.net

Action: adopted Resolution No. 23-109 N.C.

- I. **ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO THE RENTAL SERVICES AGREEMENT WITH PETERSON POWER SYSTEMS, INC. FOR GENERATOR RENTAL AT THE CORDELIA WATER PUMPING COMPLEX FOR A NOT-TO-EXCEED AMOUNT OF \$1,000,000 AND EXTEND THROUGH JUNE 30, 2025**

Recommendation: Adopt a resolution authorizing the City Manager to execute the First Amendment to the Rental Services Agreement with Peterson Power Systems, Inc. for generator rental at the Cordelia Water Pumping Complex for a not-to-exceed amount of \$1,000,000 and extend through June 30, 2025.

Contact: Beth Schoenberger, Water Director, 707-648-5439

beth.schoenberger@cityofvallejo.net

Action: adopted Resolution No. 23-110 N.C.

- J. **RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH SUEZ TREATMENT SOLUTIONS, INC. FOR PROVIDING MODEL CFV-10 OZONE GENERATOR VESSELS IN AN AMOUNT NOT TO EXCEED \$300,000 THROUGH DECEMBER 31, 2023**

Recommendation: Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement with SUEZ Treatment Solutions, Inc., for providing Model CFV-10 Ozone Generator Vessels in an amount not to exceed \$300,000 through December 31, 2023, with one-year extension options.

Contact: Beth Schoenberger, Water Director, 707-648-5439

beth.schoenberger@cityofvallejo.net

Action: adopted Resolution No. 23-111 N.C.

- K. **ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN EQUIPMENT PURCHASE AGREEMENT WITH PSI WATER TECHNOLOGIES, INC. TO PROVIDE A MICROCLOR® MC-80 ON-SITE HYPOCHLORITE GENERATION SYSTEM IN AN AMOUNT NOT TO EXCEED \$225,000 THROUGH JUNE 30, 2024**

Recommendation: Adopt a resolution authorizing the City Manager to execute an Equipment Purchase Agreement with PSI Water Technologies, Inc., to provide a Microclor® MC-80 On-Site Hypochlorite Generation System in an amount not to exceed \$225,000 through June 30, 2024 with a one-year extension option.

Contact: Beth Schoenberger, Water Director, 707-648-5439

beth.schoenberger@cityofvallejo.net

Action: adopted Resolution No. 23-112 N.C.

- L. **ADOPT A RESOLUTION APPROVING THE CAMP SIDE LETTER TO**

INCLUDE THE CODE ENFORCEMENT MANAGER

Recommendation: Adopt a resolution approving the CAMP side letter to include the Code Enforcement Manager Classification.

Contact: Stephanie Sifuentes, Director of Human Resources (707) 648-4852
stephanie.sifuentes@cityofvallejo.net

Action: adopted Resolution No. 23-113 N.C.

M. **AMEND FISCAL YEAR 2022-2023 FUND 221, CAPITAL GRANTS AND CONTRIBUTIONS BUDGET, PROJECT PW9433 TO APPROPRIATE \$924,085.49 FOR HOMELESS HOUSING, ASSISTANCE, AND PREVENTION PROGRAM ROUND 2 AND ROUND 3 (STEP 2 OF 2)**

Recommendation: Adopt a resolution to amend the Fiscal Year 2022-2023, Fund 221, Capital Grant & Contribution budget, project # PW9433, to appropriate HHAP2 and HHAP3 grant funds for \$924,085.49 to be used for the implementation of the grant.

Contact: Michael Malone, City Manager (707) [648-4308](tel:648-4308)
mike.malone@cityofvallejo.net

Action: adopted Resolution No. 23-114 N.C.

N. **RECEIVE UPDATE ON POLICE INDEPENDENT AUDITOR AND NEXT STEPS**

Recommendation: Receive report from staff.

Contact: Randy J. Risner, Chief Assisat City Attorney
randy.risner@cityofvallejo.net

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

City Attorney Nebb addressed a comment made regarding lack of commitment in the staff report to proceed forward with an RFP for the auditor and an ordinance. Staff will commit to that if Council provides direction to staff, with a possibility of getting the RFP out within the next several weeks.

It was the Council's desire to direct staff to solicit the RFP for an auditor as soon as possible.

City Attorney Nebb suggested a date of getting the RFP published on or before the 20th of July and report back to Council at its second meeting in July so the public is aware.

Staff responded to questions from Councilmembers.

City Attorney Nebb committed to providing Council a copy of the RFP to review and make comments at its July 25 meeting.

Action: moved by Vice Mayor Verder-Aliga and carried unanimously to receive the report.

9. ACTION CALENDAR

Items on the Action Calendar were taken out of order with Item 9B first and all other items following in the order as they appeared on the agenda. The minutes reflect items in the order as they appeared on the Agenda.

A. HOLD A PUBLIC HEARING AND ADOPT RESOLUTION RELATING TO THE ADOPTION OF FY 2023-24 BUDGET

Recommendation:

Hold a public hearing and take public input for the FY 2023-24 Budget, and adopt a Resolution adopting the FY 2023-24 Budget for the City of Vallejo, as set forth in **Attachment B**.

Contact: Rekha Nayar, Finance Director; (707) 648-5433

Rekha.Nayar@cityofvallejo.net

Finance Director Nayar reviewed the proposed General Fund revenue and expenditures as of June 13 for FY 2023-24, Five Year Forecast (excluding Measure P), and Council funding requests at the June 13 meeting and provided funding solutions to include the requests.

Mayor McConnell opened the public hearing.

Speakers: Daniel Glaze, James Ducharme, Daniel Boone, David Cello, Jonathan A., Anne Carr, Julianne, and Alex Matias.

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

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action (1) Moved by Vice Mayor Verder-Aliga and carried to approve \$20,000 in funding for the Vallejo Historical Museum (Noes – Mayor McConnell).

Action (2) Moved by Vice Mayor Verder-Aliga and carried to approve \$30,000 in funding for the Vallejo Main Street project (Noes- Mayor McConnell)

Action (3) Moved by Vice Mayor Verder-Aliga to approved \$500,000 in funding for the dredging of the Marina.

On a substitute motion offered by Mayor McConnell and carried unanimously, funding consideration for the Marina was continued to September when it is determined the availability of the AARPA funding.

Action (4) It was moved by Vice Mayor Verder-Aliga to utilize Measure P funds in the amount of \$600,000 for the Police Building design project.

On a substitute motion offered by Councilmember Loera-Diaz and carried unanimously, General Fund/Fund Balance is to be utilized in the amount of \$600,000 for the design of the Police Building.

Action (5) Moved by Councilmember Loera-Diaz and carried unanimously to

direct staff to return with as many alternatives as possible for Mare Island CFD that does not include eliminating positions, that Mare Island Company be included in the discussion and that staff continue to meet regularly with MISTEA until a solution is found to help alleviate the burden of what they have been paying. Further, staff was directed to provide updates to Council and the matter return to Council at its September 26 regular meeting. A friendly amendment to the motion was offered by Councilmember Arriola and accepted by Councilmember Loera-Diaz to include as an alternative, that would return to Council in September, the possibility of suspending the CFD yearly increase of 2% until an alternate amendment can be reached.

Action: (6) Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 23-115 N.C. as previously altered in the prior motions and direct staff to return to Council before October with an expenditure policy for board and commissions and a budget amendment for \$10,000 for the Economic Vitality Commission specifically.

B. ADOPT RESOLUTION MAKING APPOINTMENTS TO HOUSING AUTHORITY - TENANT COMMISSIONER, BEAUTIFICATION, ECONOMIC VITALITY, HUMAN RELATIONS, MCCUNE COLLECTION AND SISTER CITY COMMISSIONS, SOLTRANS PUBLIC ADVISORY COMMITTEE AND THE SOLANO COUNTY LIBRARY ADVISORY COUNCIL

Recommendation: Adopt a Resolution making appointments to the following commissions:

1. 1 tenant commissioner appointment to the Housing Authority
2. 2 appointments to the Beautification Commission
3. 4 appointments to the Economic Vitality Commission
4. 3 appointments to the Human Relations Commission
5. 2 appointments to the McCune Collection Commission
6. 3 appointments to the Sister City Commission
7. 1 appointment to the SolTrans Public Advisory Committee
8. 1 appointment to the Solano County Library Advisory Council - Vallejo Representative

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

Dawn.Abrahamson@cityofvallejo.net

The City Council went through an applicant nomination process for appointments. Appointments to the Sister City Commission were continued to the July 11 regular council meeting.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 23-116 N.C., a resolution making the following appointments:

Beautification Commission: Roxann Reyes and Rick Weyrich for terms to expire 6/30/27.

Economic Vitality Commission: Calvin Harrell, Roberto Hernandez, Mai Ling-Garcia, and Nicole Loufas for terms to expire 6/30/27.

Human Relations Commission: Courtney Davis for a term to expire 6/30/25 and Nona Cohen-Bowman and Marissa Serafino for terms to expire 6/30/27.
McCune Collection Commission: James Petka and Rebekah Truemper for terms to expire 6/30/27.

Vallejo Housing Authority – Tenant Commissioner: HelenMarie Gordon for a term to expire 12/31/24.

Solano County Library Advisory Council – Vallejo Representative: Jeffrey Worrell for a term to expire 6/30/27.

SolTrans Public Advisory Committee – Vallejo Representative: HelenMarie Gordon for a term to expire 12/31/26.

C. **ADOPT A RESOLUTION ACCEPTING THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INFILL INFRASTRUCTURE GRANT (IIG) PROGRAM AWARD IN THE AMOUNT OF \$2,559,656 FOR THE BROADWAY PROJECT AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY AND APPROPRIATE TO ACCEPT AND EXPEND THE IIG PROGRAM FUNDS**

Recommendation:

Adopt a resolution accepting the California Department of Housing and Community Development Infill Infrastructure Grant (IIG) Program award in the amount of \$2,559,656 for the Broadway Project and authorizing the City Manager to execute all documents necessary and appropriate to accept and expend the IIG Program funds.

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

Assistant to the City Manager Peterson provided an overview of the staff report and outlined the recommendation.

Staff responded to questions from Councilmembers.

Speakers: William Baker.

Another question and answer period followed. Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 23-117 N.C.

10. INFORMATION CALENDAR – None.

11. CITY MANAGER’S REPORT – None.

12. CITY ATTORNEY’S REPORT

City Attorney Nebb reported staff will be meeting with Mr. Hayden on developing a tobacco retail ordinance. Staff will provide Council with an update.

13. COMMUNITY FORUM

Speakers: Michael Pimentelli, Belinda S. and Anne Carr.

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

Councilmembers reported on community events and meetings attended.

15. ADJOURNMENT

The meeting adjourned at 10:56 p.m.

DocuSigned by:

ROBERT H. MCCONNELL

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON
CITY CLERK