

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

555 Santa Clara Street, Vallejo, California

APRIL 23, 2024

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>



Vallejo City Council Chambers ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of

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

Press *6 to Unmute/Mute

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	1990 and the federal rules and regulations adopted in implementation thereof.
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1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. REPORT OUT OF CLOSED SESSION

5. PRESENTATIONS AND COMMENDATIONS

A. PRESENTATION OF A PROCLAMATION IN RECOGNITION OF NATIONAL DRINKING WATER WEEK, MAY 5-11, 2024

B. PRESENTATION OF A PROCLAMATION RECOGNIZING STAFF MEMBERS ACHIEVEMENTS

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. Press *6 to unmute/mute. 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. Press *6 to unmute/mute. 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 meetings of April 1 and the special and regular meetings of April 9, 2024

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: FEBRUARY 2024**
Recommendation: Ratify the payment of claims for the period of February 1, 2024, through February 29, 2024.
Contact: Rekha Nayar, Finance Director (707) 648-4592
Rekha.Nayar@cityofvallejo.net
- D. **ADOPT A RESOLUTION TO AMEND FISCAL YEAR 2023-24 GENERAL FUND BUDGET TO RECOGNIZE REVENUE FROM UNCLAIMED PROPERTY IN AN AMOUNT NOT TO EXCEED \$104,181.40 (STEP 2 OF 2)**
Recommendation: As the second step in a two-step process, adopt a Resolution to amend the Fiscal Year 2023-24 General Fund budget to recognize revenue from Unclaimed Property in an amount not to exceed \$104,181.40.
Contact: Rekha Nayar, Finance Director (707) 648-4592
Rekha.Nayar@cityofvallejo.net
- E. **ACCEPT THE JFK LIBRARY ELEVATOR MODERNIZATION PROJECT (PROJECT NO. PW9405) PERFORMED BY DREAM RIDE ENGINEERING, INC, DBA DREAM RIDE ELEVATOR, AS COMPLETE, AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION WITH THE SOLANO COUNTY RECORDER'S OFFICE**
Recommendation: Accept the JFK Library Elevator Modernization Project (Project No. PW9405)(Proejct) performed by Dream Ride Engineering, Inc. dba Dream Ride Elevator of Benica, California, as complete, and authorize the City Clerk to file a Notice of Completion with the Solano County Recorder's Office.
Contact: Melissa Tigbao, P.E., Public Works Director (707) 648-4433
Melissa.Tigbao@cityofvallejo.net
- F. **ACCEPT THE EV CHARGERS AT CITY FACILITIES IMPROVEMENT PROJECT (PROJECT NO. PW9438) PERFORMED BY EVCHARGE4U, INC., AS COMPLETE, AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION WITH THE SOLANO COUNTY RECORDER'S OFFICE**
Recommendation: Accept the EV chargers at City Facilities Improvement Project (Project No. PW9438) performed by EVCHARGE4U, Inc. as complete, and authorize the City Clerk to file a Notice of Completion with the Solano County Recorder's Office.
Contact: Melissa Tigbao, P.E., Public Works Director (707) 648-4433
Melissa.Tigbao@cityofvallejo.net

- G. **ADOPT A RESOLUTION APPROVING AN ENVIRONMENTAL CONSULTANT AGREEMENT WITH STANTEC CONSULTING SERVICES INC. FOR ENVIRONMENTAL CONSULTING SERVICES FOR THE LA QUINTA HOTEL PROJECT ON SONOMA BLVD. IN AN AMOUNT NOT TO EXCEED \$44,452 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**
Recommendation: Adopt a resolution approving an environmental consultant agreement with Stantec Consulting Services, Inc. for environmental consulting services for the La Quinta Hotel Project on Sonoma Blvd. in an amount not to exceed \$44,452.00 and authorizing the City Manager to execute same.
Contact: Christina Ratcliffe, AICP, Planning and Development Services Director
Christina.Ratcliffe@CityofVallejo.net
- H. **ADOPT A RESOLUTION AMENDING FISCAL YEAR 2023-24 BUDGET IN THE AMOUNT OF \$1,270,335 TO REALLOCATE EXPENDITURES FROM THE AMERICAN RESCUE PLAN ACT (ARPA) CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS**
Recommendation: Adopt a resolution amending Fiscal Year 2023-24 budget in the amount of \$1,270,335 to reallocate expenditures from the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds
Contact: Sidney Wilson, Administrative Analyst
Sidney.Wilson@CityofVallejo.net
- I. **APPROVE A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO EXECUTE AN AMENDMENT TO AN AGREEMENT FOR LEGAL SERVICES WITH THE LAW FIRM OF BEST BEST & KRIEGER FOR LITIGATION SERVICES**
Recommendation: Adopt a resolution authorizing the City Attorney to execute an amendment to a fee agreement with the law firm of Best Best & Krieger for litigation services in an amount not to exceed \$750,000
Contact: Veronica A.F. Nebb, City Attorney (707) 648-4545
Veronica.Nebb@cityofvallejo.net
- J. **APPROVE A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO EXECUTE AN AMENDMENT TO AN AGREEMENT FOR LEGAL INVESTIGATION SERVICES WITH THE LAW FIRM OF OPPENHEIMER INVESTIGATIONS GROUP, LLP**
Recommendation: Adopt a resolution authorizing the City Attorney to execute an amendment to a fee agreement with the law firm of Oppenheimer Investigations Group, LLP for legal investigation services in an amount not to exceed \$200,00 per fiscal year and extending the agreement to June 30, 2026.
Contact: Veronica A.F. Nebb, City Attorney (707) 648-4545
Veronica.Nebb@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. Press *6 to unmute/mute. 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 or as approved and announced by the Mayor. In person speakers will be recognized first.

A. PUBLIC HEARING AND ADOPTION OF A RESOLUTION APPROVING CONDUIT FINANCING ISSUED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR THE WEST HARBOR PARK APARTMENTS AFFORDABLE HOUSING PROJECT PURSUANT TO THE TAX AND EQUITY FISCAL RESPONSIBILITY ACT (TEFRA) WITH NO FINANCIAL LIABILITY FOR THE CITY

Recommendation:

1. Conduct a public hearing under the Tax and Equity Fiscal Responsibility Act ("TEFRA") in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the "CMFA"), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$45,000,000, (the "Bonds"), for the part of a plan to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 969 Porter Street, Vallejo, California (the "Project"). This is the approval of an issuance of Bonds by another public agency for a project to be constructed within the City of Vallejo and not an issuance of bonds by the City of Vallejo. The City has no financial obligation whatsoever for these bonds.
2. Adopt a Resolution approving the issuance of the Bonds by the CMFA for the benefit of Harbor Park Apartments Phase 2, LP. (the "Borrower"), a partnership of which Klein Financial Corporation (the "Developer") or a related person to the Developer is the general partner, to provide for the financing of the Project, as such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code, and California Government Code Section 6500 (and following).

Contact: Alicia Jones, Housing Director (707) 648-4408

Alicia.Jones@cityofvallejo.net

B. PUBLIC HEARING AND POSSIBLE ADOPTION OF A RESOLUTION DENYING AN APPEAL (APP24-0001) OF THE PLANNING COMMISSION'S APPROVAL, AND GRANTING WITH CONDITIONS, MAJOR USE PERMIT (UP22-0008) TO ALLOW THE OPERATION OF A NEW CHARTER HIGH SCHOOL WITH AN ENROLLMENT OF UP TO 400 STUDENTS IN AN EXISTING TWO-STORY BUILDING AT 241-255 GEORGIA STREET (APN:0055-170-390) AFTER FINDING THE PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (CLASS 32: IN-FILL PROJECTS)

Recommendation: Public Hearing and Possible Adoption of a Resolution denying an appeal (APP24-001) of the Planning Commission's approval, and granting with conditions, Major Use Permit (UP22-0008) to allow the operation of a new public charter high school with an enrollment of up to 400 students in an existing two-story building at 241-255 Georgia Street (APN: 0055-170-390)

after finding the project categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32: In-Fill Projects).

Contact: Christina Ratcliffe, AICP
Planning and Development Services Director
Christina.Ratcliffe@CityofVallejo.net

10. INFORMATION CALENDAR

NOTICE: Members of the public wishing to address the Council on Information 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. Press *6 to unmute/mute. 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 or as approved and announced by the Mayor. In person speakers will be recognized first.

A. RECEIVE AN UPDATE ON THE DECLARATION OF A STATE AND LOCAL EMERGENCY RELATED TO PUBLIC SAFETY STAFFING

Recommendation: Receive an update on the public safety staffing emergency proclamation. This item is for informational purposes only. There is no staff report or action associated with this item.

Contact: Jason Ta, Interim Police Chief (707) 648-4540
Jason.Ta@cityofvallejo.net

11. CITY MANAGER'S REPORT

12. CITY ATTORNEY'S REPORT

A. QUARTERLY REPORT FOR FISCAL YEAR 2023/2024, THIRD QUARTER (JANUARY - MARCH 2024)

Recommendation: Informational item only. No action is required.

Contact: Veronica A.F. Nebb, City Attorney (707) 648-4545
Veronica.Nebb@cityofvallejo.net

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](#))

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, looping "R" and "M".

Dated: Thursday, April 18, 2024

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 6:00 p.m., Thursday, April 18, 2024.

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

Dated: Thursday, April 18, 2024

Dawn G. Abrahamson, City Clerk