

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
FEBRUARY 20, 2024**

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

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m.

2. ROLL CALL

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

Absent: Councilmember Verder-Aliga

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

3. PLEDGE OF ALLEGIANCE

4. REPORT OUT OF CLOSED SESSION

City Attorney Nebb reported Council provided direction to staff regarding Closed Session Items 3A, 3B, 3C and 3D as reflected on the 4:30 pm special meeting agenda. There was no other action to report.

5. ACTION CALENDAR

Items on the Action Calendar were taken out of order with Item 5B heard immediately following Item 5A. The minutes reflect the order in which the items appeared on the agenda.

- A. **(1) RECEIVE UPDATE ON UNHOUSED AND POTENTIAL AREAS OF OPPORTUNITY RELATING THERETO AND PROVIDE DIRECTION TO STAFF; AND (2) ADOPT RESOLUTIONS APPROVING FEE WAIVERS FOR: a) ENCROACHMENT PERMITS FOR MOBILE SHOWERS REQUESTED BY LIGHTHOUSE COVENANT FELLOWSHIP; and b) PRELIMINARY REVIEW FEES FOR AN AFFORDABLE HOUSING PROJECT PROPOSED AT 121 LINCOLN ROAD WEST**

Recommendation: (1) Recieve an update on unhoused and potential areas of opportunity relating thereto and provide direction to staff; and (2) adopt resolutions approving fee waivers for (a) encroachment permits for mobile showers requested by lighthouse covenant fellowship; and (b) preliminary review fees for an affordable housing project proposed at 121 Lincoln Road West

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

Gillian.Haen@cityofvallejo.net

Assistant to the City Manager Peterson provided a presentation on the

proposed mobile showers as requested by the Lighthouse Covenant Fellowship.

Pastor Phil Green (Lighthouse Covenant Fellowship) addressed Council in support of the proposal.

Staff and Pastor Green responded to questions from Councilmembers. Councilmembers provided comment.

Staff responded to questions from Councilmembers.

Speakers: Darrell Conley, Paula Conley, Chris Jacobson, Anne Carr, Steve Sidle, Jose Carrizales, Jennifer Sidle, Tom Carey, Dalia Vidor, Alma Brown, Robert Brekkie, Daniel Pellegrini, Helen Marie Gordon, Calvin Harrell, and Linda Stout.

Action: *moved by Councilmember Palmares and carried unanimously by members present to continue this matter for the purpose of staff to address concerns with the applicant and return the matter to Council with suitable locations and more details at their March 26, 2024 regular meeting (Absent: Verder-Aliga).*

Assistant City Manager Haen provided an overview of the Affordable Housing project at 121 Lincoln Road West.

Staff responded to questions from Councilmembers.

Speakers: Lizz Days, Tom Carey, Robert Brekkie, and Helen Marie Gordon.

Councilmembers provided comment.

Action: *moved by Mayor McConnell and carried by members present to adopt Resolution No. 24-023 N.C., as revised to include a restriction that in no event shall City staff time associated with preliminary plan review exceed \$2800. All preliminary plan fees in excess of \$2800 shall be paid by the applicant" (Noes: Bregenzer; Absent: Verder-Aliga).*

Assistant City Manager Haen provided introductory comments.

Assistant to the City Manager Peterson provided an update on unhoused proposals and current projects and past projects, identified potential new projects/programs to engage and outlined a recommended path going forward.

Staff responded to questions from Councilmembers. Councilmembers provided direction to staff related to priority areas.

Speakers: Helen Marie Gordon, Robert Brekki, Anne Carr, and Jennifer Sidle.

The meeting recessed at 9:45 p.m. and reconvened at 9:55 p.m.

B. CONSIDER AND POSSIBLY APPROVE A REQUEST FROM THE MEASURE P OVERSIGHT COMMITTEE TO HOLD TOWN HALL MEETINGS TO TAKE INPUT ON THE COMMITTEE'S REPORT ON THE CITY'S PROPOSED EXPENDITURE OF MEASURE P FUNDS

Recommendation: Consider a request from the Measure P Oversight Committee to hold Town Hall meetings to collect input from the public on the City's proposed expenditure of Measure P funds.

Contact: Terrance Davis, Assistant City Manager (707) 648-4301
terrance.davis@cityofvallejo.net

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

Measure P Oversight Committee Vice Chair Salmeron addressed the Council on behalf of the Committee in support of their request.

Staff responded to questions from Councilmembers.

Speakers: Helen Marie Gordon and Andrea Sorce.

Another question and answer period followed. Councilmembers provided comment.

Action: *moved by Vice Mayor Loera-Diaz and carried unanimously by members present to approve the request from the MPOC (Absent: Bregenzer and Verder-Aliga).*

C. PROVIDE NOTICE OF INTENT TO AMEND FISCAL YEAR 2023-24 CAPITAL IMPROVEMENT PROGRAM BUDGET BY APPROPRIATING \$3.5 MILLION OF MEASURE P FUNDING TO CONTINUE PAVEMENT MANAGEMENT PLAN EFFORTS; AND AUTHORIZE THE CITY MANAGER TO INITIATE THE BOND APPLICATION PROCESS TO ISSUE \$120 MILLION DOLLARS OF REVENUE BONDS IN THE MUNICIPAL BOND MARKET TO FUND A NINE-YEAR CITYWIDE PAVING PROGRAM FOR FISCAL YEARS 2025-2026 THROUGH 2033-2034

Recommendation: 1. Provide Notice of Intent to amend the FY 2023-24 Capital Improvement Program (CIP) budget to appropriate \$3.5 million of existing Measure P revenue to fund the following Pavement Management Program activities:

- \$2 million for a residential street resurfacing (slurry seal) project
- \$500,000 for American with Disabilities Act (ADA) curb ramp compliance construction
- \$1 million for comprehensive pavement construction design and project management services.

2. Authorize the City Manager to initiate the bond application process to issue \$120 million of revenue bonds in the Municipal Bond Market to fund a nine-year

citywide Paving Program for fiscal years 2025/2026 through 2033/2034.
Contact: Melissa Tigbao, PE, Public Works Director (707) 648-4433
melissa.tigbao@cityofvallejo.net

Assistant City Manager Davis provided introductory comments.

Julie Ann Anopol and Jonathan Mitchell (Wildan Engineering) provided background information, discussed the project plan to include timeline, standards applied and detailed plan, reviewed the project impacts and resources needed to include impact to residents and businesses and financial impact, outlined next steps and action needed.

Assistant City Manager Davis provided closing comments.

The Consultants and staff responded to questions from Councilmembers.

Speakers: Vincent Purcell, Andrea Sorce, and Helen Marie Gordon.

Another question and answer period followed. Councilmembers provided comment.

Action: *moved by Councilmember Matulac and carried unanimously by members present to (1) provide notice of intent to amend the FY 2023-24 Capital Improvement Program (CIP) budget to appropriate \$5 million of existing Measure P revenue to fund the following Pavement Management Program activities, including the MPOC requests:*

- *\$2 million for a residential street resurfacing (slurry seal) project*
- *\$500,000 for American with Disabilities Act (ADA) curb ramp compliance construction*
- *\$1 million for comprehensive pavement construction design and project management services.*

- *An additional \$1.5 million in funding to be used as follows: \$500,000 for traffic stripping and \$1 million for pothole repairs.*

and (2) authorize the City Manager to initiate the bond application process to issue \$120 million of revenue bonds in the Municipal Bond Market to fund a nine-year citywide Paving Program for fiscal years 2025/2026 through 2033/2034 (Absent: Arriola and Verder-Aliga)

D. RECEIVE AN UPDATE ON FISCAL YEAR 2023-2024 COUNCIL GOALS AND PROVIDE DIRECTION TO STAFF REGARDING FISCAL YEAR 2024-2025 COUNCIL GOAL SETTING PROCESS

Recommendation: Receive a presentation on an update on Fiscal Year 2023-2024 Council Goals and provide direction to staff on Fiscal Year 2024-2025 Goal Setting process.

Contact: Mike Malone, City Manager (707) 648-4576
Mike.Malone@cityofvallejo.net

Assistant to the City Manager Peterson and Organizational Development & Training Manager Bennett provided an update on the 5 priority areas.

Staff responded to questions from Councilmembers.

Councilmembers provided comment and provided direction to staff to continue with the goals adopted for FY 2023-24.

6. INFORMATION CALENDAR – None.

7. ADJOURNMENT

The meeting adjourned at 12:28 a.m.

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ROBERT H. MCCONNELL

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ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

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DAWN G. ABRAHAMSON, CITY CLERK