

**VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
JULY 23, 2024**

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

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

Present: Mayor McConnell, Vice Mayor Loera-Diaz, Councilmembers Arriola, Bregenzer, Matulac (participating virtually at Dusit Thani Dubai, 133 Shekh Zayed Road Dubai, AE, Meeting Room 1, Mezzanine Level), Palmares, and Verder-Aliga

Absent: None

Staff present: City Manager Murray, City Attorney Nebb, City Clerk Abrahamson

3. PLEDGE OF ALLEGIANCE

4. REPORT OUT OF CLOSED SESSION

City Attorney Nebb provided the following report from Closed Session:

- no action was taken on Closed Session Items 3A, 3C and 3D
- Council provided direction to its negotiators regarding Closed Session Item 3B
- Closed Session Item 3E, IBEW was not discussed and City Manager Murray was the negotiator for the unrepresented group. There is no action to report.

5. PRESENTATIONS AND COMMENDATIONS

Action: *a video montage introducing new employees was shown.*

A. INTRODUCTION OF NEW EMPLOYEES

Vice Mayor Loera-Diaz requested a moment of silence in memory of Vallejo Police Department Dispatcher Teri Wilson.

6. FIRST COMMUNITY FORUM

Speakers: Darrell Conley and Paula Conley (Vallejo Heights Association), Steve Sidle, Alan Vietze, Jennifer S., John Kenney, Anne Carr, Daniel Boone, Jose Carrizales, and David Haldane.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: None.

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: moved by Vice Mayor Loera-Diaz and carried unanimously to approve the Agenda and the Consent Calendar.

A. **APPROVAL OF MINUTES**

Recommendation: Approve minutes for the special and regular meetings of July 9, 2024

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. **ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO AMENDING SECTION 3.20.050 OF THE VALLEJO MUNICIPAL CODE RELATED TO AUTHORIZATION LIMITS AND EXECUTION OF CONTRACTS**

Recommendation: Adopt an ordinance of the City Council of the City of Vallejo amending Section 3.20.050 of the Vallejo Municipal Code related to authorization limits and execution of contracts

Contact: Kristin Pollot, Planning & Development Services Director

Kristin.Pollot@cityofvallejo.net

Action: adopted Ordinance No. 1873 N.C. (2d).

D. **PAYMENT OF CLAIMS: MAY 2024**

Recommendation: Ratify the payment of claims for the period of May 1, 2024, through May 31, 2024.

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

Rekha.Nayar@cityofvallejo.net

Action: ratified the payment of claims for the period of May 1, 2024, through May 31, 2024.

E. **ADOPT A RESOLUTION APPROVING A STANDARD VOLUNTARY AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL IN THE MATTER OF BUILDING 571 IN AN AMOUNT NOT TO EXCEED \$115,577 AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15330(b)(5) AND**

AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a Resolution approving a Standard Voluntary Agreement with the California Department of Toxic Substances Control in an amount not to exceed \$115,577 after finding the Project exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15330(b)(5) and authorizing the City Manager to execute same.

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

Melissa.Tigbao@cityofvallejo.net

Action: adopted Resolution No. 24-115 N.C.

F. **ADOPT A RESOLUTION APPROVING A FIRST AMENDMENT TO THE ON-CALL MISCELLANEOUS MAINTENANCE SERVICES AGREEMENT WITH HOUSE OF ACTS TO INCREASE THE CONTRACT AMOUNT TO \$725,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution approving a First Amendment to the On-Call Miscellaneous Maintenance Services Agreement with House of Acts to increase the not-to-exceed limit of the contract to \$725,000 and authorizing the City Manager to execute same.

Contact: Melissa Tigbao, P.E., Public Work Director, 707-648-4433

Melissa.tigbao@cityofvallejo.net

Action: adopted Resolution No. 24-116 N.C.

G. **ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING THE SECOND CHANGE ORDER TO THE CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH BADGER METER, INC. TO INCREASE THE NOT-TO-EXCEED AMOUNT BY \$2,511,717 TO \$18,181,104, EXTEND THE END DATE TO JUNE 30, 2026, AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution of the City Council of the City of Vallejo approving the Second Change Order to the Consultant and Professional Services Agreement with Badger Meter, Inc. to increase the Not-To-Exceed amount by \$2,511,717 to \$18,181,104, extend the end date to June 30, 2026, and authorize the City Manager to execute same.

Contact: Beth Schoenberger, Water Director

Beth.Schoenberger@cityofvallejo.net

Action: adopted Resolution No. 24-117 N.C.

H. **ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING THE MATERIALS CONTRACT WITH AQUA METRICS FOR A NOT-TO-EXCEED AMOUNT OF \$1,354,930 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME**

Recommendation: Adopt a resolution of the City Council of the City of Vallejo approving the Materials and Professional Services contract with Aqua Metrics, Inc. for a Not-To-Exceed amount of \$1,354,930 with an expiration date of June 30, 2026, and authorizing the City Manager to execute the same.

Contact: Beth Schoenberger, Water Director

Beth.Schoenberger@cityofvallejo.net

Action: adopted Resolution No. 24-118 N.C.

- I. **ADOPT A RESOLUTION APPROVING A FIRST AMENDMENT TO THE CONTRACT WITH JETPATCHER USA, INC. FOR POTHOLE REPAIR SERVICES TO INCREASE THE CONTRACT AMOUNT TO \$725,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a resolution approving a First Amendment to the Contract with Jetpatcher USA, Inc. for pothole repair services to increase the contract amount to \$725,000 and authorizing the City Manager to execute same.

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

melissa.tigbao@cityofvallejo.net

Action: adopted Resolution No. 24-119 N.C.

- J. **PROVIDE A NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2024-25 BUDGET TO APPROPRIATE \$2,155,287 IN PERMANENT LOCAL HOUSING ALLOCATION GRANT FUNDS FOR HOMELESS NAVIGATION CENTER EXPENDITURES (STEP 1 of 2 STEPS)**

Recommendation: Provide a notice of intent to amend the City's Capital Grants and Contribution Fund #221 Budget to appropriate \$2,155,287 of Permanent Local Housing Allocation (PLHA) grant funds for the construction of the Homeless Navigation Center and transitional housing.

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

Alicia.Jones@cityofvallejo.net

Action: provided a notice of intent to amend the City's Capital Grants and Contribution Fund #221 Budget to appropriate \$2,155,287 of Permanent Local Housing Allocation (PLHA) grant funds for the construction of the Homeless Navigation Center and transitional housing.

- K. **ADOPT RESOLUTIONS: 1) APPROVING THE SUMMARY VACATION OF A PORTION OF THE RIGHT-OF-WAY LOCATED ON ASSESSOR PARCEL NOS. 0069-48-001 AND -002 ALONG ADMIRAL CALLAGHAN LANE IN VALLEJO, CALIFORNIA; 2) APPROVING THE SUMMARY VACATION OF THE PUBLIC SERVICE EASEMENT LOCATED ON SAME; AND 3) ACCEPTING THE DEDICATION OF A NEW PUBLIC SERVICE EASEMENT TO BE LOCATED ON ASSESSOR PARCEL NOS. 0069-48-001 AND -002 AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE CONVEYANCE; AND AUTHORIZING AND DIRECTING THE CITY CLERK TO RECORD THE RESOLUTIONS AND GRANT DEEDS WITH THE SOLANO COUNTY RECORDER'S OFFICE**

Recommendation: Adopt resolutions: 1) Approving the summary vacation of a portion of the Right-of-Way located on Assessor Parcel Nos. 0069-48-001 and -002 along Admiral Callaghan Lane in Vallejo, California; and 2) Approving the summary vacation of the Public Service Easement located on Assessor Parcel Nos. 0069-48-001 and -002 along Admiral Callaghan Lane in Vallejo, California;

3) and Accepting the dedication of a Public Service Easement to be located on Assessor Parcel Nos. 0069-48-001 and -002 along Admiral Callaghan Lane in Vallejo, California and authorizing the City Manager to execute any and all documents necessary to effectuate the conveyance; and authorizing and directing the City Clerk to record the Resolutions and Grant Deeds with the Solano County Recorder's Office.

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

Melissa.Tigbao@cityofvallejo.net

Action: adopted the following resolutions: (1) Resolution No. 24-120 N.C., (2) Resolution No. 24-121 N.C., and (3) Resolution No. 24-122 N.C.

L. **ADOPT A RESOLUTION APPROVING AMENDMENT TO FISCAL YEAR 2024-25 BUDGET FOR IBEW NEGOTIATIONS (STEP 2)**

Recommendation: Adopt a resolution to amend the City's Fiscal Year 2024-2025 Adopted Budget.

Contact: Stephanie Sifuentes, Human Resources Director (707) 649-4852

stephanie.sifuentes@cityofvallejo.net

Action: adopted Resolution No. 24-123 N.C.

9. **ACTION CALENDAR**

A. **CONSIDERATION OF AND FINDING TO CONTINUE THE STATE OF LOCAL EMERGENCY RELATING TO PUBLIC SAFETY STAFFING AND UPDATE ON ACTIONS TAKEN TO DATE AND DIRECTION ON FREQUENCY OF STATUS REPORTING**

Recommendation: Receive the update and confirm the continued existence of the conditions leading to the declaration of a state of local emergency and provide direction to staff on the frequency of status reporting.

Contact: Jason Ta, Interim Chief of Police (707) 648-4540

jason.ta@cityofvallejo.net

Interim Police Chief Ta provided an update on Phase 1 (Service Model Reduction), Phase 2 (Rotation of Officers to Patrol Shifts), Phase 3 (Collapsing Traffic & Detective Divisions), Phase 4 (Modifying Patrol Shifts to 12-hours or another Staffing Model), and outside assistance, provided updated current and previous staffing numbers, and highlighted Operations Bureau information as of June 2024 and average response times (ART) as shown in a chart.

Human Resources Director Sifuentes provided an update on recruitment and retention efforts.

Speakers: Marissa S. and Anne Carr.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Actions: (1) moved by Vice Mayor Loera-Diaz and carried to receive the update

and confirm the continued existence of the conditions leading to the declaration of a state of local emergency (Noes: Brengener and Matulac).

(2) moved by Vice Mayor Loera-Diaz and carried unanimously to direct staff to provide a status report once a month.

B. PROVIDE AN UPDATE ON EFFORTS TO SUPPORT LOCAL BUSINESSES AND ADOPT A RESOLUTION APPROVING THE SMALL BUSINESS HARDENING GRANT PROGRAM IN THE AMOUNT OF \$60,000

Recommendation: Receive an update on efforts to support local businesses and adopt a resolution approving the small business hardening grant program in the amount of \$60,000.

Contact: Michael Nimon, Economic Development Director (707) 648-4109

Michael.Nimon@cityofvallejo.net

Economic Development Director Nimon provided background information, shared community feedback and the intent of the proposed Economic Development Department Small Business Support Programs and the design and concluded the presentation by outlining next steps.

Speakers: Anne Carr and Alex Matias.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Vice Mayor Loera-Diaz and carried unanimously to receive an update on efforts to support local businesses and adopt Resolution No. 24-124 N.C., a resolution approving the small business hardening grant program in the current amount of \$60,000.*

C. ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN COMMUNITY ACTION PARTNERSHIP OF SOLANO, JOINT POWERS AUTHORITY; SOLANO COUNTY; AND THE CITIES OF BENICIA, FAIRFIELD, RIO VISTA, SUISUN CITY, VACAVILLE, AND VALLEJO FOR COST SHARING ADMINISTRATIVE EXPENSES

Recommendation: Adopt a resolution of the City Council of the City of Vallejo approving a Memorandum of Understanding between Community Action Partnership of Solano, Joint Powers Authority; Solano County; and the cities of Benicia, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo for cost sharing administrative expenses.

Contact: Natalie Peterson, Assistant to the City Manager (707) 649-3415

Natalie.Peterson@cityofvallejo.net

Assistant to the City Manager Peterson provided an overview of the JPA, the

Administrative Plan and staffing needs, shared highlights of the key terms of the MOU and its funding structure and status, reviewed other funds to CAP Solano and the fiscal impact to the City of Vallejo, and concluded the presentation by outlining the recommendation.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

City Attorney Nebb reviewed obligations of the proposed MOU in order to provide Council with an understanding of the terms of the agreement.

Another question and answer period followed. Councilmembers provided further comment.

Action: moved by Vice Mayor Loera-Diaz and carried unanimously to adopt Resolution No. 24-125 N.C., a resolution of the City Council of the City of Vallejo approving a MOU between Community Action Partnership of Solano, Joint Power Authority; Solano County; and the cities of Benicia, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo for cost sharing administrative expenses, subject to all correction paragraphs. City staff to provide update report to council every six months. This is subject to all cross-reference corrections be made by the JPA and the correction to Paragraph 2 on the termination. Corrections are subject to agreement by the City Attorney and City Manager.

D. ADOPT A RESOLUTION CONSENTING TO 1) THE ASSIGNMENT AND AMENDMENT OF THE PARKING LEASE OF 45 PARKING SPACES ADJACENT TO AND SERVING THE MARINA TOWERS FACILITY BY MARINA TOWERS INVESTMENTS, LP; AND 2) THE ASSIGNMENT AND ASSUMPTION OF HOME INVESTMENT OWNERS PROGRAM REGULATORY AGREEMENT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME AND AUTHORIZING THE CITY CLERK TO RECORD THE DOCUMENTS WITH THE SOLANO COUNTY RECORDER'S OFFICE

Recommendation: Adopt a Resolution consenting to 1) the assignment and amendment of the parking lease of 45 parking spaces adjacent to and serving the Marina Towers facility by Marina Towers Investments, LP; and 2) the assignment and assumption of HOME Investment Owners Program Regulatory Agreement; and authorizing the City Manager to execute same, and authorizing and directing the City Clerk to record the documents with the Solano County Recorder's Office.

Contact: Gillian Haen, Assistant City Manager/ Community Development 707-648-4163

Gillian.haen@cityofvallejo.net

Michael Nimon, Economic Development Director 707-648-4109

Michael.Nimon@cityofvallejo.net

David Morton, Leasing and Real Property Manager 707-648-5410

david.morton@cityofvallejo.net

Assistant City Manager Hayes and Economic Development Director Nimon provided background information, discussed the lease term amendments and outlined the recommendation.

Speaker: Paul Manda (representing the investment group on the acquisition of this project).

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Vice Mayor Loera-Diaz to adopt a resolution consenting to 1) the assignment and amendment of the parking lease of 45 parking spaces adjacent to and serving the Marina Towers facility by Marina Towers Investments, LP; and 2) the assignment and assumption of HOME Investment Owners Program Regulatory Agreement; and authorizing the City Manager to execute same, and authorizing and directing the City Clerk to record the documents with the Solano County Recorder's Office.*

On a substitute motion offered by Mayor McConnell, which carried unanimously, Resolution No. 24-126 N.C. was adopted, consenting to 1) the assignment and amendment of the parking lease of 45 parking spaces adjacent to and serving the Marina Towers facility by Marina Towers Investments, LP; and 2) the assignment and assumption of HOME Investment Owners Program Regulatory Agreement; and authorizing the City Manager to execute same, and authorizing and directing the City Clerk to record the documents with the Solano County Recorder's Office. The resolution and Exhibit A were revised allowing the lessee to increase the rent annually by the same percentage as rents in the Apartment complex are increased in lieu of rent increasing by 5% every five-year period.

10. INFORMATION CALENDAR – None.

11. CITY MANAGER'S REPORT

City Manager Murray expressed the City's condolences to the family of Teri Wilson and shared two upcoming events: 1) final in person community meeting to gather input on the qualifications and characteristics of the permanent police chief scheduled for July 25 and 2) Blues and RnB concert at Richardson Park on July 27.

12. CITY ATTORNEY'S REPORT

City Attorney Nebb provided highlights of her quarterly report.

A. QUARTERLY REPORT FOR FISCAL YEAR 2023/2024, FOURTH QUARTER (APR - JUN 2024)

Recommendation: This item is for informational purposes only and there is no action associated with this item.

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

Veronica.Nebb@cityofvallejo.net

13. COMMUNITY FORUM

Speakers: Anna Bergman.

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

Councilmembers reported on various community events and meetings attended.

15. ADJOURNMENT

The meeting adjourned at 11:29 p.m. in memory of Teri Wilson.

DocuSigned by:

ROBERT H. MCCONNELL

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON
CITY CLERK