

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

555 Santa Clara Street, Vallejo, California

SEPTEMBER 24, 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>**

Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk

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

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment



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 1990 and the federal rules and regulations adopted in implementation thereof.

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 RECOGNIZING HISPANIC HERITAGE MONTH - SEPTEMBER 15 - OCTOBER 15, 2024**
 - B. **PRESENTATION OF A PROCLAMATION RECOGNIZING THE 50TH ANNIVERSARY OF THE SOLANO COUNTY, KAPPA OMICRON LAMBDA CHAPTER OF ALPHA PHI ALPHA FRATERNITY, INC.**
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 and regular meetings of September 10, 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: JUNE 2024**
Recommendation: Ratify the payment of claims for the period of June 1, 2024, through June 30, 2024.
Contact: Rekha Nayar, Finance Director (707) 648-4592
Rekha.Nayar@cityofvallejo.net
- D. **PAYMENT OF CLAIMS: JULY 2024**
Recommendation: Ratify the payment of claims for the period of July 1, 2024, through July 31, 2024.
Contact: Rekha Nayar, Finance Director (707) 648-4592
Rekha.Nayar@cityofvallejo.net
- E. **ADOPT A RESOLUTION ACCEPTING THE ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) PROGRAM VOUCHER AND PROVIDING NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2024-2025 BUDGET TO RECOGNIZE THE VOUCHER FUNDS (STEP 1)**
Recommendation: Notice and adopt a resolution accepting the Energy Efficiency and Conservation Block Grant formula voucher to be applied to energy efficiency projects in the City of Vallejo.
Contact: Andrew Murray, City Manager (707) 648-4576
Andrew.Murray@cityofvallejo.net
- F. **ADOPT A RESOLUTION APPROVING A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH ZERO FOOTPRINT IN THE AMOUNT OF \$189,476 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**
Recommendation: Adopt a Resolution approving a Consultant and Professional Services Agreement with Zero Footprint in the amount of \$189,476 and authorizing the City Manager to execute same.
Contact: Melissa Tigbao, PE, Public Works Director (707) 648-4455
Melissa.Tigbao@cityofvallejo.net
- G. **ADOPT A RESOLUTION APPROVING THE HUD-REQUIRED CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

(CAPER) FOR FISCAL YEAR 2023-24 ADDRESSING AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN THE CITY OF VALLEJO

Recommendation: Adopt a resolution approving the required Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year (FY) 2023-24 (July 1, 2023, through June 30, 2024) for submission to the U.S. Department of Housing and Urban Development (HUD) by 90 days after the close of the fiscal year.

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

alicia.jones@cityofvallejo.net

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

gillian.haen@cityofvallejo.net

H. ADOPT A RESOLUTION APPROVING AN AGREEMENT WITH FONROCHE LIGHTING AMERICA, INC. IN AN AMOUNT NOT TO EXCEED \$700,000 FOR THE PURCHASE OF SOLAR STREETLIGHT EQUIPMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a resolution approving an agreement with Fonroche Lighting America, Inc. in an amount not-to-exceed \$700,000 for the purchase of solar streetlight equipment and authorizing the City Manager to execute same.

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

Melissa.Tigbao@cityofvallejo.net

I. ADOPT A RESOLUTION APPROVING THE FOLLOWING AGREEMENTS BETWEEN THE CITY OF VALLEJO AND FIRM FOUNDATION COMMUNITY HOUSING REGARDING THE BROADWAY PROJECT: 1) MEASURE P LOAN AGREEMENT IN THE AMOUNT OF \$2,879,665 AND AFFORDABILITY AGREEMENT; 2) FIRST AMENDMENT TO THE ARPA FUND GRANT AGREEMENT; 3) COUNTY OF SOLANO ARPA GRANT SUBRECIPIENT AGREEMENT; 4) INFILL INFRASTRUCTURE GRANT SUBRECIPIENT AGREEMENT; AND 5) OPTION AGREEMENT AND REAL PROPERTY TRANSFER AGREEMENT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a Resolution approving the following agreements between the City of Vallejo and Firm Foundation Community Housing regarding the Broadway Project: 1) Measure P Loan Agreement in the amount of \$2,879,665 and Affordability Agreement; 2) First Amendment to the ARPA Fund Grant Agreement; 3) County of Solano ARPA Grant Subrecipient Agreement; 4) Infill Infrastructure Grant Subrecipient Agreement; and 5) Option Agreement and Real Property Transfer Agreement; and authorizing the City Manager to execute same.

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

GillianHaen@cityofvallejo.net

J. ADOPT A RESOLUTION APPROVING AMENDMENT TO THE FY 2024-2025 BUDGET FOR CAMP 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

K. ADOPT A RESOLUTION APPROVING AMENDMENT TO FISCAL YEAR 2024-25 BUDGET RELATING TO SALARY AND BENEFIT CHANGES FOR UNREPRESENTED EMPLOYEES (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

L. ADOPT A RESOLUTION APPROVING THE SIXTH AMENDMENT TO THE PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS BY AND BETWEEN THE CITY OF VALLEJO AND BLUE ROCK SPRINGS, LLC TO EXTEND THE TIME IN WHICH TO NEGOTIATE THE PARTICIPATION AND PERFORMANCE AGREEMENTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME

Recommendation: Adopt a Resolution approving the Sixth Amendment to the Purchase and Sale Agreement and Joint Escrow Instructions by and between the City of Vallejo and Blue Rock Springs, LLC to extend the time in which to negotiate Participation and Performance Agreements and authorizing the City Manager to execute the same.

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

Michael Nimon, Economic Development Director (707) 648-4109
michael.nimon@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. CONSIDERATION OF AN ORDINANCE ADDING CHAPTER 5.10 OF THE VALLEJO MUNICIPAL CODE RELATING TO TOBACCO RETAIL LICENSING AND PROVIDE DIRECTION TO STAFF REGARDING POSSIBLE MODIFICATIONS TO THE DRAFT ORDINANCE

Recommendation: Consider the proposed Tobacco Retail Licensing Ordinance proposed as Chapter 5.10 of the Vallejo Municipal Code and provide direction to staff regarding any desired modifications to the draft ordinance.

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

B. HOLD A PUBLIC HEARING AND ADOPT A RESOLUTION APPROVING AN AMENDMENT TO THE MASTER FEE SCHEDULE FOR FISCAL YEAR 2024-25 ESTABLISHING NEW USER FEES FOR CODE ENFORCEMENT

Recommendation: Hold a public hearing and adopt a resolution approving an amendment to the Master Fee Schedule for Fiscal Year 2024-25 establishing new User Fees for Code Enforcement.

Contact: Kristin Pollot, AICP, Director of Planning & Development Services
(707) 648-4283

Kristin.Pollot@cityofvallejo.net

**C. PRESENTATION ON ROLES OF THE CITY COUNCIL AND CITY MANAGER
IN COUNCIL-MANAGER FORM OF OPERATION AND DISCUSSION OF
CITY COUNCIL'S GOALS FOR CITY MANAGER**

Recommendation: Receive a presentation from consultant Joe Gorton of Bob Hall and Associates on the traditional roles of the City Council and the City Manager in a council-manger form of operation and discuss the City Council's collective goals for and expectations of City Manager Andrew Murray.

Contact: Andrew Murray, City Manager (707) 648-4576

Andrew.Murray@cityofvallejo.net

10. INFORMATION CALENDAR

11. CITY MANAGER'S REPORT

12. CITY ATTORNEY'S REPORT

13. COMMUNITY FORUM

*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.*

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](https://www.facebook.com/cityofvallejo))

Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)

Sign up for emergency alerts at: alertsolano.com



Dated: Thursday, September 19, 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 3:30 p.m., Thursday, September 19, 2024.



Dated: Thursday, September 19, 2024

Dawn G. Abrahamson, City Clerk