

MINUTES
DOWNTOWN VALLEJO - CCRC
REGULAR MEETING

July 13, 2023

Call to Order: Vice President Bartee called the meeting to order at 4:34 pm with a quorum of board members.

Attendees: David Fischer, Annette Taylor, Chris Platzer, Tom Pezzuto, Ken Ingersoll, Tony Diaz (appointed to the board at 5:02pm), Jim Barcewski (appointed to the board at 5:02pm), Mike Brigandi (arrived at 4:59 pm, departed at 5:52 pm)

Absent: President Kamphausen, Erin Bennett.

Staff and Guests: Rita Iravani, William Oropeza: SVT Gruppe, Pippin Dew: President Vallejo Main Street (VMS), Donna Beeman, Rick Weyrich: Chair Beautification Commission, Richard Abbot: Sign Works, Pam Lazor, Adrian Sorce, Rob Subaba, Tausha Johnson, Claudia, Terry Saltz.

Agenda: At 4:35pm Mr. Fischer moved to accept the agenda with a change; he requested item 12 be moved up and become item 6.5. It was seconded by Mr. Pezzuto and approved by the board.

Approval of Minutes June 8, 2023

At 4:39 pm a motion to approve the minutes of June 8th was made by Mr. Pezzuto, seconded by Mr. Ingersoll and approved by the board.

Security Report: Mr. Oropeza reported there has been an increase in graffiti, many new homeless individuals, vehicles continue to be broken into in the parking lots, a homeless person was found on the third floor of 301 Georgia washing up at one of the water fountains, and he passed out the July Newsletter to businesses downtown.

Public Comment: **Mr. Barcewski** reported in the last couple of years he has been complaining about trash and other things he thinks should be done, that is why he decided to rejoin the board. **Mr. Weyrich** reported public works staff did a great job cleaning before and after the Fourth of July celebration, someone from the Mira Theater posted a number of flyers on the poles downtown and it has been really difficult to remove them, the Victory Store was tagged with purple graffiti, he continues to remove graffiti from the green garbage cans and has contacted the company that makes the cans - they told him he can buy paint directly from them to match the paint on the cans. Pressure washing: he has cleaned in front of 445 Georgia, and 301 Georgia. The irrigation system, especially on the north side of Georgia and the south side of the 300 block of Georgia, and near My HomeStyle Style Cafe, continues to be a challenge - public works is aware of these problems. He has been trying for the last 3 years to get the city to install dog ordinance signs; he now has a meeting scheduled with city staff to discuss this. **Ms. Beeman**

commented on the March 28th letter signed by Mr. Kamphausen and sent to the planning department supporting the proposed public high school. She reiterated comments that were made at CCRC's June meeting, including, the stakeholders were never contacted about the proposed school and the CCRC board never voted to send a letter of support. She highlighted that the school would not provide revenue to the downtown and would prevent a revenue generating business from locating downtown. She also noted, the Vallejo Police Department has closed the traffic division so there will be no traffic enforcement downtown. She identified nuisance behaviors that she believes will be generated by students such as trash, noise, bikes, running around in front of businesses and per zoning requirements there won't be enough space for each child. She added, this school would be in conflict with the current Downtown Specific Plan. She requested a letter of retraction be submitted to the city. **Tausha Johnson** introduced herself - she owns a restaurant called *The Sauce* and is interested in moving her restaurant to Vallejo and opening a community food court downtown, primarily because of its proximity to SolTrans and the Ferry.

Nominating Committee: Mr. Bartee reported there are two vacancies on the board and two applicants. One term expires in December 2023 and the other December 2024. At 4:59 pm, Ms. Taylor made a motion - once the board vacancies are filled it will be determined by drawing straws which board member will fill the odd term and which one will fill the even term, with the short straw reflecting the odd term. It was seconded by Mr. Pezzuto and approved by the board. Mr. Barcewski drew the short straw. At 5:02 pm, a vote was taken for each candidate and both candidates received unanimous *Yea* votes.

Guest Presentation: None.

Report from City Staff and Liaison Organizations: **Ms. Taylor** provided an update on the lighting project. She commented, as you are aware, the city has been going back and forth on how to fund this project, ARPA funds vs general funds. The city council approved \$100k to fund a portion of the project but then the city found out that ARPA funds cannot be used because of the requirements, so it was discussed that general funds would be used. She met Monday with the city attorney, assistant city manager, and public works director to discuss how to move this forward. It was decided that a license agreement should be drafted between CCRC and the city. Some of the requirements in the licensing agreement would be: CCRC include the city as a third-party beneficiary in its contract with the contractor, payment of prevailing wage, insurance requirements to indemnify the city against any potential losses with the installation work and the project itself, city named as an additional insured, quarterly inspections of project by public works, power source that doesn't tie into the city's streetlight PG&E power source incorporate existing lights hung by CCRC, There may be other requirements, as staff understands the project. **Ms. Dew** reported VMS is moving forward with the August summer event, which will take place every Thursday in August. They are still seeking volunteers, sponsors, and vendors.

President's Report: Mr. Bartee reported we had a walk around with Marco from New City America and discussed some of the preliminary things for the CBD. According to Ms. Hayes, Assistant City Manager, the city is close to declaring a public safety emergency. Mr. Bartee added, Senator Dodd's office may have to reach out to the CHP. The city may be looking at models from other cities where some of the mental health calls will be responded to by civilians.

Financial Report: Mr. Pezzuto reported the financials are status quo. The services that are being billed through Buck's company are slow to hit the financials. There is a pot of money that is building up which will go toward the lighting project and paying for the BID renewal.

Action Items: **Item A. Mr. Bartee** commented this item is a follow up from last month's discussion regarding the letter signed by Mr. Kamphausen and addressed to the city planning department in support of a proposed high school at 241-255 Georgia Street. At 5:32 pm, Mr. Pezzuto made a motion to rescind the letter that was sent off prematurely and the board had not taken a position one way or the other. After debate and an amendment by Mr. Fischer, the motion was adopted as follows: motion to rescind the letter of March 28th signed by Mr. Kampanusen, that was not properly vetted by the board and the letter will be done within the next week. It was seconded by Mr. Barcewski and approved by the board. **Item B. Mr. Pezzuto** reported there is \$4.8k allocated for the sponsorship program and according to the management district plan CCRC is allowed to move an additional 15 percent which brings it to a total of \$5.52k. At 5:44 pm Mr. Pezzuto made a motion to increase the allocation of available sponsorship funding to \$5.52k and send out an announcement opening up the sponsorship program and the additional funding should come from the security budget. After debate and amendment by Mr. Fischer, the motion was adopted as follows: the sponsorship program announcement should indicate there is \$4.8k and a possibility of an increase of 15 percent depending on the vetting on the individual applications. It was seconded by Mr. Pezzuto and approved by the board. **Item C. Mr. Fischer** stated the intent of this item is so that some business owners who found it difficult to attend at 4:30 pm. might be able to attend if the meeting began at a later time. At 5:54 pm Mr. Bartee made the motion to change the starting time for the board meeting to 5:00 pm, it was seconded by Mr. Pezzuto and approved by the board. **Item D. Mr. Fischer** briefly discussed the 4 different types of committees sanctioned by the Brown Act. They are divided into internal (just the board members) and external (the public i.e. stakeholders etc.). The external and internal committees are then broken down into Ad hoc or standing committees. Ad hoc is a committee with a finite duration. Every committee must comply with the Brown Act except for an internal Ad hoc. Mr. Bartee suggested beginning with an internal Ad hoc and asked for names of those interested in being on the internal Ad hoc committee -- Mr. Fischer, Mr. Bartee, Mr. Barcewski, Mr. Pezzuto, and Mr. Platzler. At 6:05 pm Mr. Fischer made a motion the aforementioned individuals be appointed to an internal Ad hoc committee for the BID renewal and that the committee will have a finite term, ending the last day of September 2023. It was seconded by Mr. Barcewski and approved by the board. **Item E. Mr. Bartee** reported - in the process of doing the August Summer Nights the city has requested an MOU between VMS and CCRC, memorializing the agreement between the two entities for security services for the August Summer Nights event. The proposal would be that Mr. Oropeza's hours would be shifted to match the duration of the event and then CCRC would

provide a second guard, at this point paid for by the VMS committee, via reimbursement to CCRC. At 6:10 pm Mr. Pezzuto made a motion to approve the MOU between CCRC and VMS, it was seconded by Mr. Platzer -- Mr. Fischer interjected he did not read the MOU and therefore would abstain. Mr. Pezzuto asked if there was a conflict of interest for him to vote on this item because he is a member of both CCRC & VMS boards. Ms. Taylor added that Mr. Bartee, Mr. Pezzuto and Mr. Platzer are all members of both boards. It was decided that board members that serve on both boards create a conflict of interest, whether perceived or not. Mr. Ingersoll suggested CCRC's current security schedule shall be adjusted to cover the VMS event and add an additional security guard for the hours of the scheduled event days. At 6:30 pm Ms. Taylor made an amendment to the motion and the motion was adopted as follows: extend CCRC's security budget to cover the VMS event on the 5 Thursdays in August during the hours of 5:30 - 8:30 pm to include and extend our current security person as well as the additional security person, it was seconded by Mr. Platzer and approved by the board.

Committee Reports: Beautification: Mr. Platzer reported the lock on the dumpster at the Charles Condos has really made a difference. Mr. Fischer commented that all properties being assessed should be cleaned by the maintenance crew.

Old Business: At 6:35 pm Mr. Fischer made a motion to appoint Ms. Iravani as liaison to VMS. It was seconded by Mr. Barcewski and approved by the board.

New Business: None.

Announcements: None.

Adjournment: At 6:36 pm Mr. Fischer moved to adjourn. It was seconded by Mr. Barcewski and approved by the board.

Approved by the board of directors at its meeting of August 10, 2023.

Signed: _____ Title: _____