



MCE Technical Committee Meeting  
Friday, May 1, 2026  
10:00 a.m.

1125 Tamalpais Avenue  
San Rafael, CA 94901

2300 Clayton Road, Suite 1500  
Concord, CA, 94520

*Public comments may be made in person or remotely via the details below.*

**Remote Public Meeting Participation**

Video Conference: <https://t.ly/QzAmo>

Phone: Dial (669) 900-9128, Meeting ID: 828 5103 7385, Passcode: 142534

DISABLED ACCOMMODATION: If you are a person with a disability who requires an accommodation or an alternative format, please contact MCE at (888) 632-3672 or [ada-coordinator@mceCleanEnergy.org](mailto:ada-coordinator@mceCleanEnergy.org) at least 72 hours before the meeting start time to ensure arrangements are made.

Agenda Page 1 of 2

1. Roll Call/Quorum
2. Board Announcements (Discussion)
3. Public Open Time (Discussion)
4. Report from Chief Executive Officer (Discussion)
5. Consent Calendar (Discussion/Action)
  - C. 1. Approval of 4.3.26 Meeting Minutes
6. Committee Process for Agenda Setting
  - a. Consideration of Agenda Setting Process (Discussion/Action)
  - b. Member Request for Future Agenda Items (Discussion/Action)
7. Integrated Resource Plan and Power Procurement (Discussion/Action)

8. Committee & Staff Matters (Discussion)
9. Adjourn

*The Technical Committee may discuss and/or take action on any or all of the items listed on the agenda irrespective of how the items are described.*

**DRAFT**

**MCE TECHNICAL COMMITTEE MEETING MINUTES**

**April 3, 2026**

**10:00 A.M.**

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**Present:** Stephanie Andre, City of Larkspur  
Dion Bailey, City of Hercules  
John McCormick, City of Lafayette  
Devin Murphy, City of Pinole, Chair  
Charles Palmares, City of Vallejo, joined at 10:05 a.m.  
Amanda Szakats, City of Pleasant Hill

**Staff**

**& Others:** Jesica Brooks, Lead Board Clerk and Executive Assistant  
Vidhi Chawla, VP of Power Resources  
CB Hall, Director of Power Resources  
Vicken Kasarjian, Chief Operating Officer  
Tanya Lomas, Board Clerk  
Stephen Mariani, Manager of Power Resources  
Catalina Murphy, General Counsel  
Justine Parmelee, VP of Internal Operations  
Mike Rodriguez-Vargas, Internal Operations Assistant  
Enyonam Senyo-Mensah, Manager of Internal Operations  
Dan Settlemyer, Internal Operations Associate  
Jamie Tuckey, Chief Customer Officer  
Andy Twilling, Power Procurement Manager  
Dawn Weisz, Chief Executive Officer

**1. Roll Call**

Chair Murphy called the regular Technical Committee meeting to order at 10:00 a.m. with quorum established by roll call.

**2. Board Announcements (Discussion)**

There were no comments.

**3. Public Open Time (Discussion)**

Chair Murphy opened the public comment period and there were no comments.

**4. Report from Chief Executive Officer (Discussion)**

Dawn Weisz, CEO, introduced this item.

## DRAFT

Chair Murphy opened the public comment period and there were no comments.

### **5. Consent Calendar (Discussion/Action)**

C.1 Approval of 3.6.26 Meeting Minutes

Chair Murphy opened the public comment period and there were no comments.

Action: It was M/S/C (McCormick/Bailey) to **approve Consent Calendar item C.1**. Motion carried by unanimous roll call vote.

### **6. Selection of Technical Committee Chair & Vice Chair (Discussion/Action)**

Chair Murphy opened the floor for Committee members to discuss.

Chair Murphy opened the public comment period and there were comments from members of the public, Mark Belotz, Dan Segedin, Bruce Ackerman, Nick Pappas, and Jody Timms.

Action: It was M/S/C (Szakats/McCormick) to **Select Dion Bailey (City of Hercules) as Technical Committee Chair and Charles Palmares (City of Vallejo) as Technical Committee Vice Chair**. Motion carried by roll call vote. 5-Yays 1-No. (No: Andre)

Chair Bailey assumed chairing of the meeting after item 6.

### **7. Proposed Resolution 2026-02 Delegating Energy Procurement Authority (Discussion/Action)**

Vidhi Chawla, VP of Power Resources, Andy Twilling, Power Procurement Manager, and CB Hall, Director of Power Resources, presented this item and addressed questions from Committee members.

Chair Bailey opened the public comment period and there were comments from members of the public, Kingston Cole, Robert Miller, Bruce Ackerman, Dan Segedin, Nick Pappas, Joe Barber, Brianne Zorn, Alicia Minyen, and Jody Timms.

Action: It was M/S/C (McCormick/Murphy) to **Recommend that the Board of Directors adopt Resolution No. 2026-02 Delegating Energy Procurement Authority with the addition that individuals outlined in the resolution are encouraged and expected to meet with MCE staff on a quarterly basis to discuss open positions and contracting needs**. Motion carried by roll call vote. 5-Yays 1-No. (No: Andre)

DRAFT

**8. Committee & Staff Matters (Discussion)**

There were no comments.

**9. Adjournment**

Chair Bailey adjourned the meeting at 12:19 p.m. to the next scheduled Technical Committee Meeting on May 1, 2026.

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**Dion Bailey, Chair**

**Attest:**

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**Dawn Weisz, Secretary**



May 1, 2026

TO: MCE Technical Committee

FROM: Technical Committee Chair Dion Bailey, City of Hercules  
Technical Committee Vice Chair Charles Palmares, City of Vallejo

RE: Committee Process for Agenda Setting (Agenda Item #06)

ATTACHMENTS: A. City of Hercules City Council Agenda from April 28, 2026  
B. City of Vallejo City Council Agenda from April 28, 2026  
C. City of Lafayette City Council Agenda from April 27, 2026  
D. City of Pinole City Council Agenda from April 21, 2026

Dear Technical Committee Members:

**Summary:**

MCE's Technical Committee relies on staff to bring items forward on the agenda when policy setting or guidance is needed for business/operational purposes. In addition, there may be interest among our committee members in discussing additional items within our scope. To ensure efficient operations, and provide a clear path for discussing relevant ideas, we propose a clearly outlined process for members of the Technical Committee who would like to add an item to a future agenda. Specifically, we propose a standing item at the end of each meeting agenda that would allow for any future agenda item to be proposed and voted on.

This is a common practice used by other public agencies, and samples of such agendas, from the City of Hercules, City of Vallejo, City of Lafayette, and City of Pinole are attached for reference.

**Fiscal Impacts:**

None

**Recommendation:**

- a. Add a standing item to each Technical Committee meeting agenda as follows:  
Member Request for Future Agenda Items\* (Discussion/Action)

*\*Committee Members may request items to be considered for future agendas. An item requested by a Committee Member will only be brought forward with a majority vote and it will appear on a future agenda for discussion only. After discussion and a majority vote, the item will be added to a future agenda for action with staff recommendations for further Committee consideration.*

- b. If recommendation A is approved, the committee may vote on member requests for future agenda items.

# City of Hercules

111 Civic Drive  
Hercules, CA 94547



## Meeting Agenda

Tuesday, April 28, 2026

6:00 PM

**SPECIAL MEETING 6:00 PM REGULAR MEETING - 7:00 PM**

**In-Person in Council Chambers or Via Zoom:**

**Zoom ID: 844 3196 9944 Zoom Passcode: 471002**

**Zoom Phone Number: 1-669-900-6833**

### City Council

*Mayor Chris Kelley  
Vice Mayor Alex Walker-Griffin  
Council Member Dilli Bhattarai  
Council Member Tiffany Grimsley  
Council Member Dion Bailey*

*Patrick Tang, Interim City Manager  
Christie Crawl, City Attorney  
Eibleis Melendez, City Clerk*

See last pages of agenda for information regarding meeting procedures  
To view webcast of meetings, live or on demand, go to the City's website at [www.ci.hercules.ca.us](http://www.ci.hercules.ca.us)

**I. SPECIAL CLOSED SESSION – CALL TO ORDER - ROLL CALL - 6:00 PM**

**A. CONSIDER AND TAKE ACTION ON ANY REQUEST FROM A COUNCIL MEMBER TO PARTICIPATE IN A MEETING REMOTELY DUE TO JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449**

**II. PUBLIC COMMUNICATION - CLOSED SESSION ITEMS**

**III. CONVENE INTO CLOSED SESSION**

The Hercules City Council will meet in Closed Session regarding the following:

1. [26-101](#) **CONFERENCE WITH LEGAL COUNCIL - ANTICIPATED LITIGATION**  
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4) - 1 case.

**IV. REGULAR MEETING – CONVENE TO OPEN SESSION - ROLL CALL - 7:00 P.M.**

**V. REPORT ON ACTION TAKEN IN CLOSED SESSION**

**VI. PLEDGE OF ALLEGIANCE**

**VII. MOMENT OF SILENCE**

**VIII. INTRODUCTIONS/PRESENTATIONS/COMMISSION REPORTS**

1. [26-095](#) **Proclamation - National Library Week April 19-25, 2026**  
*Attachments:* [Proclamation](#)
2. [26-102](#) **National Volunteer Week**
3. [26-098](#) **Presentation - Phillips 66 Rodeo Renewable Energy Complex**  
*Attachments:* [Presentation](#)

**IX. AGENDA ADDITIONS/DELETIONS**

## X. PUBLIC COMMUNICATIONS

This time is reserved for members of the public to address issues not included in the agenda. In accordance with the Brown Act, Council will refer to staff any matters brought before them at this time, and those matters may be placed on a future agenda.

Individuals wishing to address the City Council are asked to complete a form indicating the name and address of the speaker and the general topic to be addressed. Speakers must make their comments from the podium and will be allowed 3 minutes to discuss their concerns. All public comments are recorded and become part of the public record. A limit of 30 minutes will be devoted to taking public comment at this point in the agenda. If any speakers remain at the conclusion of the initial 30 minute period, time will be reserved at the conclusion of the meeting to take the remaining comments.

## XI. PUBLIC HEARINGS

## XII. CONSENT CALENDAR

1. [26-100](#) **Meeting Minutes for the Special Closed Session Meeting of April 7, 2026**

**Attachments:** [Meeting Minutes for the Special Closed Session Meeting of April 7, 2026](#)

2. [26-096](#) **Meeting Minutes for the Regular Meeting of April 14, 2026**

**Attachments:** [Meeting Minutes for the Regular Meeting of April 14, 2026](#)

## XIII. DISCUSSION AND/OR ACTION ITEMS

1. [26-059](#) Presentation from Contra Costa County Representative on the Contra Costa County Regional Alternative Compliance (RAC) Joint Powers Authority  
**RECOMMENDATION:**  
Council is asked to receive the presentation on the Contra Costa County Regional Alternative Compliance (RAC) Joint Powers Authority.

**Attachments:** [Staff Report](#)  
[Attach 1 - RAC System Overview](#)  
[Attach 2 - RAC System Fact Sheet](#)  
[Attach 3 - RAC JPA Joint Powers Agreement](#)  
[Presentation](#)

2. [26-097](#) **Landscaping and Lighting Assessment Districts - Approval of Preliminary Engineer's Reports and Declaring the City Council's Intention to Levy and Collect Assessments for Fiscal Year 2026/27**  
**RECOMMENDATION:**

City staff is recommending City Council adopt the following resolutions:

a. A resolution for the preliminary approval of the Engineer's Report and declaring the City Council's intention to levy and collect assessments for Fiscal Year 2026/27 within the Citywide Landscaping and Lighting Assessment District No. 83-2, which is comprised of Benefit Zone Nos. 1, 2, 3&4, 5A, 5B, 5C, 6, 7, 8, 9, and 10, and setting a public hearing for June 23, 2026;

b. A resolution for the preliminary approval of the Engineer's Report and declaring the City Council's intention to levy and collect assessments for Fiscal Year 2026/27 within the Victoria by the Bay Landscaping and Lighting Assessment District No. 2002-1 and setting a public hearing for June 23, 2026;

c. A resolution for the preliminary approval of the Engineer's Report and declaring the City Council's intention to levy and collect assessments for Fiscal Year 2026/27 within the Hercules Village Landscaping and Lighting Assessment District No. 2002-2 and setting a public hearing for June 23, 2026;

d. A resolution for the preliminary approval of the Engineer's Report and declaring the City Council's intention to levy and collect assessments for Fiscal Year 2026/27 within the Baywood Landscaping and Lighting Assessment District No. 2004-1 and setting a public hearing for June 23, 2026; and

e. A resolution for the preliminary approval of the Engineer's Report and declaring the City Council's intention to levy and collect assessments for Fiscal Year 2026/27 within the Bayside Landscaping and Lighting Assessment District No. 2005-1 and setting a public hearing for June 23, 2026.

**Attachments:** [Staff Report](#)

[Attach 1 - Resolution - FY26-27 Citywide](#)

[Attach 2 - Resolution - FY26-27 Victoria By the Bay](#)

[Attach 3 - Resolution - FY26-27 Hercules Village](#)

[Attach 4 - Resolution - FY26-27 Baywood](#)

[Attach 5 - Resolution - FY26-27 Bayside](#)

[Attach 6 - LLAD Preliminary Engineer's Reports 2026-27](#)

3. [26-099](#) Fiscal Year 2026-2027 Co-sponsored Special Events and Request for Additional Budget Allocation of \$10,000

**RECOMMENDATION:**

Staff recommends that the City Council receive an update on special events co-sponsored by the city and the Bay Front Chamber of Commerce for the next FY 26-27 and that the Council approve an additional \$10,000 to account for increased costs.

**Attachments:** [Staff Report](#)

[Attach 1 - Cultural Festival recap - 2022-23](#)

[Attach 2 - Cultural Festival recap - 2023-24](#)

[Attach 3 - Cultural Festival recap - 2024-25](#)

#### **XIV. PUBLIC COMMUNICATIONS**

This time is reserved for members of the public who were unavailable to attend the Public Communications period during Section X of the meeting, or were unable to speak due to lack of time. The public speaker requirements specified in Section X of this Agenda apply to this Section.

## **XV. CITY COUNCIL/CITY MANAGER/CITY ATTORNEY ANNOUNCEMENTS, COMMITTEE, SUB-COMMITTEE AND INTERGOVERNMENTAL COMMITTEE REPORTS AND FUTURE AGENDA ITEMS**

This is the time for brief announcements on issues of interest to the community. In accordance with the provisions of the Brown Act, matters which do not appear on this agenda but require City Council discussion may be either (a) referred to staff or other resources for factual information or (b) placed on a future meeting agenda.

### **1. Regional Committee**

- a. Contra Costa Mayors Conference**
- b. Hercules/ Pinole - WasteWater Management**
- c. League of Cities**
- d. Water Emerg. Transportation Authority**
- e. WCCIWMA**
- f. WCCTAC**
- g. West Co. Mayors & Supervisors Assoc. Meeting**
- h. WestCat**
- I. MCE**
- j. CCTA**
- k. East Bay Wildfire Coalition of Governments**

### **2. City Council Committees and Subcommittees**

- a. Econ. Dev. Subcommittee**
- b. Traffic and Public Safety Committee**
- c. East Bay Economic Development Alliance**

### **3. Commission Liaisons**

- a. Community & Library Services Commission**
- b. Finance Commission**
- c. Planning Commisison**

## **XVI. ADJOURNMENT**

The next Regular Meeting of the City Council will be held on Tuesday, May 12, 2026 at 7:00p.m. in the Council Chambers.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at [www.ci.hercules.ca.us](http://www.ci.hercules.ca.us) and can receive e-mail notification of agenda and staff report postings by signing up to receive an e-notice from the City's homepage. Agendas and staff reports may also be obtained by contacting the City Clerk at (510) 799-8200

(Posted: April 23, 2026)

**INSTRUCTIONS ON HOW TO PARTICIPATE AND WATCH THE HERCULES CITY COUNCIL AND PLANNING COMMISSION HYBRID MEETINGS**

Attend in Person: Hercules City Council Chambers – 111 Civic Drive, Hercules, CA 94547

Attend via Zoom Teleconference: Details provided below and zoom webinar login, passcode and phone numbers provided on the agenda cover.

**How to Submit Public Comments**

In Person: Attend meeting at the Hercules City Council Chambers, fill out a public speaker card located on the side table and submit it to the City Clerk.

Via Zoom: Members of the public may submit a remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking here or go to: <https://www.zoom.us/join>. Zoom also allows you to join by phone at +1-669-900-6833 or +1-929-205-6099 or +1-253-215-8782.

Written Comments Submitted Electronically: All comments received before 3:00 p.m. the day of the meeting will be provided to the City Council prior to the meeting and posted to the City's agenda website and located by clicking on the "meeting details" tab. Written comments received after 3:00 p.m. will be provided to City Council and posted to the agenda website the following day. Written comments will not be read aloud during the meeting. Email comments to [emelendez@herculesca.gov](mailto:emelendez@herculesca.gov). Please indicate which item on the agenda you are commenting on in the subject line of your email.

Written comments submitted in person or via mail: Additional ways to provide your public comment is to either drop off your comment in person to the front desk receptionist located in the City Hall lobby or to mail your comment to City of Hercules, ATTN: City Clerk – Public Comment (Meeting Date), 111 Civic Drive, Hercules, CA 94547 in time to reach the City Clerk no later than 3:00 p.m. on the day of the meeting or you can submit your comment by telephone by calling (510) 799-8208 no later than 3:00 p.m. on the meeting date.

If you need assistance with public comment, please contact: Eibleis Melendez, City Clerk at [emelendez@herculesca.gov](mailto:emelendez@herculesca.gov) or by calling (510) 799-8200.

All public comments will become part of the official meeting record. As email containing public meeting comments are part of the official record, note that personal contact information may be published if it is included with your email. The City cannot guarantee that its network and/or the website will not be uninterrupted. To ensure that the City Council receives your written comments, you are strongly encouraged to submit your comments in writing in advance of the meeting by 3:00 p.m. on the day of the Council or Commission meeting.

**OTHER WAYS TO WATCH THE MEETING**

Live on Channel 28: City Council meetings will replay the following Thursday at 7:00 p.m. and Saturday at 1:00 p.m.  
Planning Commission meetings will replay the following Wednesday at 7:00 p.m. and Saturday at 9:00 a.m.

Video Streamed Live on the City's Website:

To view City Council and Planning Commission meeting videos online go to: Hercules Meeting Videos.  
Instructions to view Live or On-Demand Videos from the City's website:

1. Go to: Hercules Meeting Videos or <https://hercules.legistar.com/calendar.aspx>.
2. Locate the desired meeting and date.
3. Click the associated "Video" link (Video status is as follows):
  - Video = Video is available for on demand viewing.
  - In Progress = Video is available for viewing during live recording.
  - Not Available = Video is either unavailable or has not been recorded.

**THE HERCULES CITY COUNCIL ADHERES TO THE FOLLOWING POLICIES, PROCEDURES AND REGULATIONS REGARDING CITY COUNCIL MEETINGS**

1. SPECIAL ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you require special accommodations to participate at a City Council meeting, please contact the City Clerk at 510-799-8208 at least 48 hours prior to the meeting.
2. AGENDA ITEMS: Persons wishing to add an item to an agenda must submit the final written documentation 12 calendar days prior to the meeting. The City retains the discretion whether to add items to the agenda. Persons wishing to address the City Council otherwise may make comments during the Public Communication period of the meeting.
3. AGENDA POSTING: Agendas of regular City Council meetings are posted at least 72 hours prior to the meeting at City Hall, the Hercules Swim Center, Ohlone Child Care Center, and on the City's website ([www.ci.hercules.ca.us](http://www.ci.hercules.ca.us)),
4. PUBLIC COMMUNICATION: Persons who wish to address the City Council should complete the speaker form prior to the Council's consideration of the item on the agenda.

Anyone who wishes to address the Council on a topic that is not on the agenda and is relevant to the Council should complete the speaker form prior to the start of the meeting. Speakers will be called upon during the Public Communication portion of the meeting. In accordance with the Brown Act, the City Council may not take action on items not listed on the agenda. The Council may refer to staff any matters brought before them at this time and those matters may be placed on a future agenda.

In the interests of conducting an orderly and efficient meeting, speakers will be limited to three (3) minutes. Anyone may also submit written comments at any time before or during the meeting.

5. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Council or a member of the public prior to the time the City Council votes on the motion to adopt.
6. LEGAL CHALLENGES: If you challenge a decision of the City Council in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered at, or prior to, the meeting. Actions challenging City Council decisions shall be subject to the time limitations contained in Code of Civil Procedure Section 1094.6.



**CALL AND NOTICE OF REGULAR MEETING AT 7:00 PM OF THE VALLEJO CITY COUNCIL**



**APRIL 28, 2026**

**COUNCIL MEMBERS**

Andrea Sorce (Mayor)  
 Diosdado "JR" Matulac (Vice Mayor)  
 Peter Bregenzer  
 Helen-Marie Gordon  
 Tonia Lediju, PhD  
 Alexander Matias  
 Charles Palmares

**HYBRID MEETING**  
[www.Cityofvallejo.net](http://www.Cityofvallejo.net)

**Council Chambers**  
**555 Santa Clara Street**  
**Vallejo, CA 94590**

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p><b>PUBLIC COMMENT:</b> Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (<a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a>), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, <a href="http://www.cityofvallejo.net/publiccomment">www.cityofvallejo.net/publiccomment</a></p>
<p><b>VIEW THE MEETING:</b>        There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> <li>• In Person</li> <li>• Watch Vallejo local channel 28</li> <li>• Stream from the City website: <a href="http://www.cityofvallejo.net/Streaming">www.cityofvallejo.net/Streaming</a></li> <li>• Join the Zoom webinar: <a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a></li> </ul>	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> 
<p><b>Hybrid Options are available for members of the public to participate. To participate remotely</b></p>	
<p><b><u>Option to Join by Computer</u></b>        From your browser go to <a href="https://ZoomRegular.CityofVallejo.net">https://ZoomRegular.CityofVallejo.net</a> to launch and join the zoom application.        Meeting ID: 914 0075 0676#        Meeting Password: 131313</p>	<p><b><u>Option to Join by Phone</u></b>        Dial (669) 900-6833        Enter Meeting ID: 914 0075 0676#        Meeting Password: 131313        Press *9 to digitally raise your hand from the phone.        Press *6 to unmute/mute</p>
<p>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 <a href="http://www.cityofvallejo.net/agendas">www.cityofvallejo.net/agendas</a> 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</p>	
	<p>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</p>

## **AGENDA**

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 JOHN FINNEY**
  - B. **PRESENTATION OF A PROCLAMATION RECOGNIZING SEXUAL ASSAULT AWARENESS MONTH - APRIL 2026**
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](http://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](http://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 March 31 and April 7 and the special and regular meetings of April 14, 2026  
Contact: Dawn G. Abrahamson, MMC, City Clerk (707) 648-4527  
[Dawn.Abrahamson@cityofvallejo.net](mailto: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](mailto:Dawn.Abrahamson@cityofvallejo.net)
- C. PAYMENT OF CLAIMS: FEBRUARY 2026**  
Recommendation: Ratify the payment of claims for the period of February 1, 2026, through February 28, 2026.  
Contact: Nalungo Conley, Acting Finance Director (707) 648-4301  
[nalungo.conley@cityofvallejo.net](mailto:nalungo.conley@cityofvallejo.net)
- D. ADOPT A RESOLUTION AMENDING THE JUSTICE ASSISTANCE GRANT FUND# 149 FISCAL YEAR 2025–2026 BUDGET TO RECOGNIZE \$499,992 OF REVENUE FROM THE OVC FISCAL YEAR 2025 SERVICES FOR VICTIMS OF CRIME GRANT AND TO APPROPRIATE CORRESPONDING EXPENDITURES (STEP 2 of 2)**  
Recommendation: As the second in a two-step process, adopt a Resolution amending the Justice Assistance Grant Fund# 149 Fiscal Year 2025-2026 budget to recognize \$499,992 of revenue from the OVC Fiscal Year 2025 Services for Victims of Crime Grant (“OVC Grant”) and to appropriate corresponding expenditures.  
Contact: Jason Ta, Chief of Police  
[Jason.Ta@cityofvallejo.net](mailto:Jason.Ta@cityofvallejo.net)
- E. ADOPT A RESOLUTION APPROVING A FIRST AMENDMENT TO THE CONSTRUCTION CONTRACT FOR ON-CALL POTHOLE REPAIR SERVICES WITH JETPATCHER USA, INC., TO INCREASE THE NOT- TO- EXCEED AMOUNT TO \$600,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**  
Recommendation: Adopt a Resolution approving a First Amendment to the construction contract for on-call pothole repair services with Jetpatcher USA, Inc., to increase the not-to-exceed amount to \$600,000 and authorizing the City Manager to execute same.  
Contact: Oscar Alcantar, Interim Public Works Director (707) 648-4433  
[oscar.alcantar@cityofvallejo.net](mailto:oscar.alcantar@cityofvallejo.net)
- F. ADOPT A RESOLUTION APPROVING A FIRST AMENDMENT TO THE ON-CALL SERVICES AGREEMENT WITH KALMIKOV ENTERPRISES, INC. DBA FIRE APPARATUS SOLUTIONS TO INCREASE THE NOT-TO-EXCEED AMOUNT TO \$550,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**  
Recommendation: Adopt a Resolution approving a First Amendment to the On-Call Services Agreement with Kalmikov Enterprises, Inc. dba Fire Apparatus Solutions to increase the not-to-exceed amount to \$550,000 and authorizing the City Manager to execute same.

Contact: Oscar Alcantar, Interim Public Works Director (707) 648-4433  
[oscar.alcantar@cityofvallejo.net](mailto:oscar.alcantar@cityofvallejo.net)

- G. **ADOPT A RESOLUTION: (1) ACCEPTING A \$1,995,873 CALVIP COHORT 5 GRANT FROM THE BOARD OF STATE AND COMMUNITY CORRECTIONS, (2) APPROVING A STANDARD GRANT AGREEMENT RELATING THERETO, (3) AUTHORIZING THE CITY MANAGER'S EXECUTION OF ALL DOCUMENTS, WITH THE CITY ATTORNEY'S APPROVAL, RELATING TO ACCEPTANCE AND IMPLEMENTATION OF SAID GRANT AGREEMENT, (4) NOTICING INTENT TO AMEND THE JUSTICE ASSISTANCE GRANT FUND# 149 FISCAL YEAR 2025–2026 BUDGET IN THE AMOUNT OF \$1,995,873 (STEP 1 of 2)**

Recommendation:

Adopt a Resolution:

1. Accepting a \$1,995,873 CalVIP Cohort 5 Grant ("CalVIP Grant") from the Board of State and Community Corrections ("BSCC");
2. Approving a Standard Grant Agreement in a form to be approved by the City Attorney ("Grant Agreement") relating to the CalVIP Grant;
3. Authorizing the City Manager's execution of all documents relating to acceptance and implementation of said CalVIP Grant Agreement; and
4. As the first in a two-step process, noticing intent to amend the Justice Assistance Grant Fund# 149 Fiscal Year 2025-2026 budget to recognize revenue and appropriate expenditures in the amount of \$1,995,873.

Contact: Jason Ta, Chief of Police  
[jason.ta@cityofvallejo.net](mailto:jason.ta@cityofvallejo.net)

- H. **ADOPT A RESOLUTION AWARDDING AND APPROVING A MAINTENANCE SERVICES AGREEMENT WITH GOT POWER, INC., FOR GENERATOR PREVENTATIVE MAINTENANCE AND ON-CALL REPAIR SERVICES IN AN AMOUNT NOT TO EXCEED \$740,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME**

Recommendation: Adopt a resolution of the City Council of the City of Vallejo to awarding and approving a Maintenance Services Agreement with Got Power, Inc., for preventative maintenance, repair, inspection, installation, and on-call natural gas, electrical, and propane generator services in accordance with industry standards, for a not-to-exceed amount of \$740,000 and authorizing the City Manager to execute the Agreement.

Contact: Beth Schoenberger, Water Director (707) 648-5439

[beth.schoenberger@cityofvallejo.net](mailto:beth.schoenberger@cityofvallejo.net)

John Palesi, Water Operations Manager for Operations & Maintenance (707) 648-4519

[john.palesi@cityofvallejo.net](mailto:john.palesi@cityofvallejo.net)

- I. **ACCEPT THE ROOFING REPLACEMENT PROJECT LOCATED AT 23 HARBOR WAY, PERFORMED BY STRONGER BUILDING SERVICES AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION WITH THE SOLANO COUNTY RECORDER'S OFFICE**

Recommendation: Accept the roofing replacement project located at 23 Harbor Way (Zio Fraedo's) performed by Stronger Building Services as complete and authorize the City Clerk to file a Notice of Completion with the Solano County Recorder's Office.

Contact: Oscar Alcantar, Interim Public Works Director, (707) 648-4433  
[Oscar.Alcantar@cityofvallejo.net](mailto:Oscar.Alcantar@cityofvallejo.net)

- J. **ADOPT A RESOLUTION: 1) FINDING THE GRIND AND OVERLAY REHABILITATION PROJECT (PWC117) ON S REGATTA DRIVE & CAPITOL STREET CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301(C); 2) APPROVING THE PROJECT PLANS AND SPECIFICATIONS FOR THE PROJECT; 3) APPROVING AND AWARDING A CONSTRUCTION CONTRACT TO CONSOLIDATED ENGINEERING, INC. OF VALLEY SPRINGS, CALIFORNIA, IN THE AMOUNT OF \$1,281,162.62, AND REJECTING ALL OTHER BIDS, AND 4) AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT WITH CONSOLIDATED ENGINEERING, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THIS PROJECT**

Recommendation: Adopt a Resolution: 1) Finding the Grind and Overlay Rehabilitation Project (PWC117) on S Regatta Drive & Capitol Street categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15301(c); 2) Approving the project plans and specifications for the project; 3) Approving and awarding a construction contract to Consolidated Engineering, Inc. of Valley Springs, California in the amount of \$1,281,162.62, rejecting all other bids; and 4) Authorizing the City Manager to execute the contract with Consolidated Engineering, Inc. as the lowest responsive and responsible bidder for this project.

Contact: Oscar Alcantar, Interim Public Works Director, (707) 648-4433  
[Oscar.Alcantar@cityofvallejo.net](mailto:Oscar.Alcantar@cityofvallejo.net)

- K. **ADOPT A RESOLUTION APPROVING A SUBAWARD AGREEMENT WITH THE FAIRFIELD-SUISUN SEWER DISTRICT (FSSD) TO ACCEPT CALIFORNIA OCEAN PROTECTION COUNCIL (OPC) GRANT FUNDS IN THE AMOUNT OF \$142,659.20 FOR THE SOLANO BAYSHORE RESILIENCY PROJECT, AUTHORIZING THE CITY MANAGER TO EXECUTE SAME, AND AMENDING THE FISCAL YEAR 2025-26 CAPITAL GRANTS AND CONTRIBUTION FUND #221 BUDGET TO APPROPRIATE THE FUNDS (STEP 2 OF 2)**

Recommendation: Adopt a Resolution approving a Subaward Agreement with the Fairfield-Suisun Sewer District (FSSD) to accept California Ocean Protection Council (OPC) grant funds in the amount of \$142,659.20 for the Solano Bayshore Resiliency Project, authorizing the City Manager to execute the agreement, and amending the Fiscal Year 2025-26 Capital Grants and Contribution Fund #221 budget to appropriate the funds (Step 2 of 2).

Contact: Kristin Pollot, AICP, Planning & Development Services Director, (707) 648-4326  
[kristin.pollot@cityofvallejo.net](mailto:kristin.pollot@cityofvallejo.net)

L. **ADOPT A RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER TO SIGN A LETTER OF UNDERSTANDING WITH THE SOLANO COUNTY WATER AGENCY, THE FORM OF WHICH IS TO BE APPROVED BY THE CITY ATTORNEY, FOR A ONE-TIME TRANSFER OF UP TO 2,000 ACRE-FEET OF VALLEJO 2026 STATE WATER PROJECT WATER SUPPLIES WITH ANOTHER STATE WATER CONTRACTOR IN EXCHANGE FOR AN ADMINISTRATIVE FEE**

Recommendation: Authorize the City Manager to sign a Letter of Understanding with the Solano County Water Agency (SCWA) for a one-time transfer of up to 2,000 acre-feet (AF) of Vallejo's 2026 State Water Project water supplies with another State Water Contractor in exchange for an administrative fee to be delivered to the City of Vallejo by the Solano County Water Agency.

Contact: Beth Schoenberger, Water Director (510) 648-5439

[Beth.Schoenberger@cityofvallejo.net](mailto:Beth.Schoenberger@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](http://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. **ADOPT A RESOLUTION MAKING AN APPOINTMENT TO THE HOUSING & COMMUNITY DEVELOPMENT COMMISSION TO FILL AN EXISTING VACANCY**

Recommendation: Adopt a resolution making an appointment to the Housing & Community Development Commission

Contact: Dawn G. Abrahamson, MMC, City Clerk (707) 648-4527

[Dawn.Abrahamson@cityofvallejo.net](mailto:Dawn.Abrahamson@cityofvallejo.net)

B. **PUBLIC HEARING AND ADOPTION OF A RESOLUTION APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY QUALIFIED 501(C)(3) BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, REHABILITATION, DEVELOPMENT, AND EQUIPPING OF SERENO VILLAGE APARTMENTS PURSUANT TO THE TAX AND EQUITY FISCAL RESPONSIBILITY ACT (TEFRA) WITH NO FINANCIAL LIABILITY FOR THE CITY AND APPROVAL OF A GUARANTOR INDEMNIFICATION REQUIRING EDEN HOUSING TO INDEMNIFY THE CITY RELATED TO ANY FINANCIAL OBLIGATION ARISING FROM ISSUANCE OF THE BONDS**

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 \$20,000,000, (the "Bonds"), for the part of a

plan to finance or refinance the acquisition, construction, development, and equipping of a multifamily rental housing project located at 750 Sereno Drive, Vallejo, California (the "Project").

2. Adopt a Resolution approving the issuance of the Bonds by the CMFA for the benefit of Eden Housing, Inc., a California nonprofit public benefit corporation (the "Developer"), on behalf of Eden Sereno Village, L.P., a California limited partnership, or another ownership entity to be created by Eden Sereno Village LLC, a California limited liability company, its general partner (the "General Partner"), or by another affiliate of the Developer (such limited partnership or other ownership entity being referred to herein as the "Borrower"), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

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. Such adoption is solely for the purposes of satisfying the requirements of the federal Tax Equity and Fiscal Responsibility Act (TEFRA), the Code, and the California Government Code Section 6500 (and following).

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

[Alicia.Jones@cityofvallejo.net](mailto:Alicia.Jones@cityofvallejo.net)

Chari Francisco, Administrative Manager

[chari.francisco@cityofvallejo.net](mailto:chari.francisco@cityofvallejo.net) (707) 553-7204

- C. **RECEIVE AN UPDATE ON ECONOMIC DEVELOPMENT DEPARTMENT (EDD ACTIVITIES) AND RECOMMEND TO UNFREEZE THE SECRETARY AND ECONOMIC DEVELOPMENT PROGRAM MANAGER IN ORDER TO IMPLEMENT THE DEPARTMENT WORKPLAN AND ED STRATEGIC PLAN (EDSP)**

Recommendation: Receive an update on Economic Development (EDD Activities) and recommend to unfreeze the Secretary and Economic Development Program Manager in order to implement the Department Workplan and ED Strategic Plan (EDSP)

Contact: Brad Paul, Interim Economic Development Director

[Brad.Paul@cityofvallejo.net](mailto:Brad.Paul@cityofvallejo.net)

- D. **PROVIDE DIRECTION ON WHETHER TO PROCEED WITH PREPARATION OF A SHORT-TERM RENTAL ORDINANCE**

Recommendation: Provide direction on whether to proceed with preparation of a Short-Term Rental Ordinance.

Contact: Kristin Pollot, AICP, Planning & Development Services Director, (707) 648-4326

[kristin.pollot@cityofvallejo.net](mailto:kristin.pollot@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](http://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 Safety Update**

Recommendation: Receive a general update on public safety and have a discussion on current initiatives the Police Department is undertaking.

Contact: Jason Ta, Chief of Police

(707) 648-4540

[jason.ta@cityofvallejo.net](mailto:jason.ta@cityofvallejo.net)

11. **CITY MANAGER'S REPORT**

12. **CITY ATTORNEY'S REPORT**

A. **QUARTERLY REPORT FOR FISCAL YEAR 2025/2026, THIRD QUARTER (JANUARY - MARCH 2026)**

Recommendation: Receive quarterly report for Fiscal Year 2025/2026, Third Quarter

Contact: Veronica A.F. Nebb, City Attorney

[Veronica.Nebb@cityofvallejo.net](mailto: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. Press \*6 to unmute/mute. For additional instructions on how to speak remotely during public comment, please visit, [www.cityofvallejo.net/publiccomment](http://www.cityofvallejo.net/publiccomment). In person speakers will be recognized first.*

14. **REQUEST & ACTIONS FOR FUTURE AGENDA ITEMS OR SPECIAL PROJECTS**

15. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL**

16. **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](http://www.cityofvallejo.net/subscribe))
- Sign up for emergency alerts at: [alertsolano.com](http://alertsolano.com)

Dated: Wednesday, April 22, 2026



Andrea Sorce, 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

Andrea Sorce (Mayor)  
Diosdado "JR" Matulac (Vice Mayor)  
Peter Bregenzer  
Helen-Marie Gordon  
Tonia Lediju, PhD  
Alexander Matias  
Charles Palmares,

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 2:30 p.m., Wednesday, April 22, 2026.

Dated: Wednesday, April 22, 2026



# City Council Meeting

City of Lafayette  
City Council  
Lafayette Library & Learning Center-Don Tatzin Community Hall  
3491 Mt. Diablo Boulevard  
Lafayette, California

Monday, April 27, 2026 7:00 p.m.

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## April 27, 2026 City Council Meeting Agenda with Zoom Link

1. Watch or Listen: Meetings are broadcast on the City of Lafayette's YouTube Channel: <http://bit.ly/LoveLafayetteYouTube>.
2. Submit Comments Before the Meeting: Members of the public can provide public comment by sending an e-mail to [cityhall@lovelafayette.org](mailto:cityhall@lovelafayette.org) for City Council meetings no later than noon the day of the meeting. Those e-mails will be distributed to City Council, the City Manager, and the City Attorney, and will be posted as part of the public record.
3. Live Remote Public Comments: Technology permitting, members of the public may submit live public comment via Zoom conferencing by using the link below. You must download the Zoom app or software. Zoom meetings can be accessed by telephone, computer, or smart device. When the Mayor invites public comment for the item on which you would like to comment, please use the "raise hand" feature (or press \*9 if connecting via telephone only) to alert staff you have a public comment to provide. Each speaker is allowed three (3) minutes to speak.
4. At the time and date of the meeting, please click this URL to join the webinar: <https://us02web.zoom.us/j/85392210407?pwd=Blg2TzmPYN6KaMgY0g6qvlbaAC7tHU.1> Passcode: 426199 Or join by phone: Dial 1 669 900 9128 Webinar ID: 853 9221 0407 Passcode: 426199
  - 1) **Call to Order 7:00 PM**
  - 2) **Roll Call**
    - A. **Remote participation (If Applicable) – Disclosure of Just Cause Circumstances (Gov. Code 54953.8.3)**
  - 3) **Adoption of Agenda**
  - 4) **Pledge of Allegiance 7:00 PM**
  - 5) **Public Comments (for items not on the agenda) 7:00 PM**
  - 6) **City Manager's Update**
  - 7) **Presentations**

- A. **Assistant Fire Chief Chris Bachman, Contra Costa County Fire Protection District Update**  
Recommendation: Receive and file.
  - B. **Environmental Task Force Annual Update**  
Recommendation: Receive and file.
- 8) **Consent Calendar**
- A. **City Council Minutes April 13, 2026**  
Recommendation: Receive and file.  
Item 8A
  - B. **Quarterly Financial Report**  
Recommendation: Receive and file.  
Item 8B
  - C. **Declare equipment described as surplus property**  
Recommendation: Declare equipment described is surplus and donate or sell as appropriate.  
Item 8C
  - D. **Temporary Use of City-Owned Parking Spaces at the Oakbridge Parking Lot by the Park Theater Trust (TPTT)**  
Recommendation: Authorize the City Manager to execute an agreement with TPTT for the temporary use of parking spaces at the Oakbridge Parking Lot from May – November 2026. Upon Council approval, staff will finalize and execute an agreement with TPTT.  
Item 8D
  - E. **Status Update on Plan Bay Area 2050+ and Regional Policy Implications for the City Recommendation: Receive and file.**  
Item 8E
  - F. **Award of Construction Contract for Pavement Management Project No. 2026-27**  
Recommendation: Award construction contract for the Pavement Management Project No. 2026-27.
- 9) **Old Business**
- 12) **Staff Reports**
- A. **Patrick Golier, Transportation Program Manager**
    - 1. **Downtown Lafayette Parking Management Study**  
Recommendation: 1) Receive the Downtown Lafayette Parking Management Study. 2) Affirm the study's strategic direction emphasizing improved management, coordination, and communication of existing parking resources. 3) Provide direction to staff on the proposed Phase 1 implementation work program and associated priorities. 4) Direct staff to return to City Council with a detailed implementation work program and any associated budget requests as part of a future funding cycle.  
Item 12A1

2. **Establish a Multi-Modal Mobility Advisory Committee**

Recommendation: 1) Approve the proposed role and membership structure for the Multi-Modal Mobility Advisory Committee. 2) Provide direction to staff on Committee composition on: Whether the Committee should include a representative from the Planning Commission or the Design Review Commission; and Identification of the two City Councilmembers who will serve on the Committee. 3) Authorize staff to advertise and recruit for three-at-large community members.

Item 12A2

- B. **Stefanie Cervantes DB01-26, Satellite Affordable Housing Associates (Applicant), MRO Zoning: Application for State Density Bonus to construct a four-story 100% affordable housing project with 47 units for very-low and low-income households and one unit for on-site property manager, 25 parking spaces and removal of at least 21 protected trees at 949 Moraga Road, APN: 243-210-013, -014, -015, and -016 CEQA: Categorically exempt under Section 15332 In-Fill Development Projects and would not have a significant effect on the environment.**

Recommendation: Adopt Resolution 2026-30 (Attachment 1), finding the project exempt from CEQA, and approving the Project with conditions.

Item 12B

Item 12B Attachment 1 Resolution No. 2026-30

Item 12B Attachment 2 Applicant Narrative-Cover Letter

Item 12B Attachment 3 Plan Set 2026-03-26

Item 12B Attachment 4 Arborist Report

Item 12B Attachment 5 Referral Agency Comments 2026-04-21

Item 12B Attachment 6 Public Comments

- C. **Monica Ly, Consultant Planner Consideration of Pursuing Eligibility for Metropolitan Transportation Commission's Incentive Program. Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3)**

Recommendation: Staff recommends that the City Council receive the report on the Metropolitan Transportation Commission's Transit-Oriented Communities (TOC) Incentive Program and provide direction to staff on whether the City should pursue eligibility for the TOC Incentive Program.

Item 12C

13) **Public Hearing**

14) **Items Removed from Consent**

15) **Council / Commission Reports**

- A. **Councilmembers report on activities and consideration of matters a Councilmember wishes to initiate for placement on a future agenda.**

- B. **Mayor Anduri and Councilmember Wotherspoon Resolution 2026-31 Appointing a member to the Senior Services Commission**

Recommendation: Adopt Resolution 2026-31.

Item 15B

C. **Councilmember McCormick and Mayor Anduri Resolution 2026-35  
Appointing members to the Planning Commission**

Recommendation: Adopt Resolution 2026-35.

Item 15C

16) **Written Communications**

A. **E-mail from Larry Blodgett, Lafayette Rotary Club 80th Anniversary Committee, requesting a proclamation recognizing Lafayette's Rotary Club's on their 80th Anniversary and honoring its longstanding service to the community and beyond.**

Recommendation: Approve the proclamation recognizing Lafayette's Rotary Club's 80th Anniversary.

Item 16A

17) **Adjournment**

I, Joanne Robbins, declare under penalty of perjury that this agenda has been posted at least 72 hours in advance of a Regular Meeting and 24 hours in advance of a Special Meeting at the Lafayette City Offices, 3675 Mt. Diablo Blvd., Suite 210, Lafayette, CA. in the glass case and on the City website <https://www.lovelafayette.org/> .

Location of Agendas and Agenda Packets: Agendas and packets shall be made available at least 72 hours in advance of regular meetings and 24 hours in advance of special meetings on the City website <https://www.lovelafayette.org/> .

Any writings or documents pertaining to an open session item provided to a majority of the City Council less than 72 hours prior to the meeting, shall be made available on the City website <https://www.lovelafayette.org/>

All comments received by the close of the public comment period will be available after the meeting as supplemental materials and will become part of the official meeting record. Please note that due to the remote nature of the meeting, the City of Lafayette cannot guarantee that the network or its site will not experience technical interruptions. To ensure that the City Council receives your comments, we strongly encourage you to submit your comments in writing in advance of the meeting.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Joanne Robbins, City Clerk at (925) 284-1968 as soon as possible before the meeting.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Joanne Robbins, City Clerk at (925) 299-3210 at least 48 hours before the meeting, if possible.

## General Information for Public Meetings

**Location of Agendas and Agenda Packets:** Agenda and packets are available for review by the public during regular work hours at the Lafayette City Offices, 3675 Mt. Diablo Blvd., Suite 210. Agendas and packets shall be made available at least 72 hours in advance of each meeting.

**Board<sup>1</sup> Discussion:** In accordance with State Law, the Board is generally prohibited from discussing and making decisions regarding items not posted on the agenda. Exceptions include items of urgency that become known to the Board after the posting of the agenda; discussion of such items requires a 2/3rds affirmative vote by the Board.

**Persons Wishing to Speak:** Any person may address the Board on any item listed on this agenda. Persons wishing to address the Board should complete a speaker slip and submit it to the City staff. In addressing the Board, speakers should step to the podium and state their names and addresses for the record.

**Public Comments on Agenda Items:** Persons wishing to speak on items listed on the agenda will be heard when called by the meeting chair. After the public has commented, the item will be closed to public comment and brought to the Board for discussion and action. There is no further comment permitted from the audience unless invited by the meeting chair.

**Public Comments on Non-Agenda Items:** Persons wishing to speak on matters not posted on this agenda are encouraged to submit the matter in writing to the City Clerk or staff aide at least ten days prior to the next regularly scheduled Board meeting date. Persons unable to do this may address the Board under the PUBLIC COMMENTS section of this agenda. Note, however, that such matters may be referred to staff for action or posted on a future agenda.

**Time Limit on Comments:** Persons will be permitted to speak for up to three minutes.

**Posted Times:** Posted times are estimated and actual times will vary. Public hearings may start later but never earlier than posted time.

**Reconsideration of Items:** After the Board has acted on an agenda item, it may reconsider the same item later in the meeting in accordance with Council Rules of Proceedings II.D.4.

**Consent Calendar:** All matters listed under consent calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Board or a member of the public prior to the time that the Board votes on the motion to adopt.

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1. "Board" is used here as a generic term for the City Council, commissions, committees, task forces, and other public decision-making boards.



**CITY COUNCIL**  
Anthony Tave, Mayor  
Devin T. Murphy, Mayor Pro Tem  
Maureen Toms, Council Member  
Cameron Sasai, Council Member  
Norma Martinez-Rubin, Council Member

## **PINOLE CITY COUNCIL MEETING AGENDA**

**April 21, 2026**

**5:30 PM**

**Attend in Person: PINOLE CITY COUNCIL CHAMBERS - 2131 PEAR STREET**

**OR**

**Attend VIA ZOOM TELECONFERENCE – Details provided below**

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### **How to Submit Public Comments:**

#### **In Person:**

Attend meeting at the Pinole City Council Chambers, fill out a yellow public comment card and submit it to the City Clerk.

#### **Via Zoom:**

Members of the public may submit a live remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking [here](#). Zoom also allows you to join the meeting by phone.

#### **From a PC, Mac, iPad, iPhone or Android:**

<https://us02web.zoom.us/j/89335000272>

**Webinar ID: 893 3500 0272**

**By phone:** +1 (669) 900-6833 or +1 (253) 215-8782 or +1 (346) 248-7799

- Speakers will be asked to provide their name and city of residence, although providing this is not required for participation.
- Each speaker will be afforded up to 3 minutes to speak (subject to modification by the Mayor)
- Speakers will be muted until their opportunity to provide public comment.

When the Mayor opens the comment period for the item you wish to speak on, please use the “raise hand” feature (or press \*9 if connecting via telephone) which will alert staff that you have a comment to provide and press \*6 to unmute. To comment with your video enabled, please let the City Clerk know you would like to turn your camera on once you are called to speak.

#### **Written Comments:**

All comments received **before 3:00 pm the day of the meeting** will be posted on the City’s website on the agenda page ([Agenda Page Link](#)) and provided to the City Council prior to the meeting. Written comments will not be read aloud during the meeting. **Email comments to [comment@pinole.gov](mailto:comment@pinole.gov)** Please indicate which item on the agenda you are commenting on in the subject line of your email.

## OTHER WAYS TO WATCH THE MEETING

**LIVE ON CHANNEL 26.** They are retelecast the following week. The Community TV Channel 26 schedule is published on the city's website at [www.pinole.gov](http://www.pinole.gov).

**VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE,** [www.pinole.gov](http://www.pinole.gov) and remain archived on the site for five (5) years.

**If none of these options are available to you, or you need assistance with public comment, please contact the City Clerk, Heather Bell-Spears at (510) 724-8928 or [hbell@pinole.gov](mailto:hbell@pinole.gov).**

**Americans With Disabilities Act:** In compliance with the Americans With Disabilities Act of 1990, if you need special assistance to participate in a City Meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the City Clerk's Office at (510) 724-8928. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

**Note:** Staff reports are available for inspection on the City Website at [www.pinole.gov](http://www.pinole.gov). You may also contact the City Clerk via e-mail at [hbell@pinole.gov](mailto:hbell@pinole.gov).

**Ralph M. Brown Act. Gov. Code § 54950.** In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly. The people of this State do not yield their sovereignty to the agencies, which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed so that they may retain control over the instruments they have created.

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE IN HONOR OF THE US MILITARY TROOPS**

**2. LAND ACKNOWLEDGMENT**

Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present, and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.

**3. ROLL CALL, CITY CLERK'S REPORT & STATEMENT OF CONFLICT**

An official who has a conflict must, prior to consideration of the decision: (1) publicly identify in detail the financial interest that causes the conflict; (2) recuse himself /herself from discussing and voting on the matter; and (3) leave the room until after the decision has been made, Cal. Gov't Code § 87105.

**4. CONVENE TO A CLOSED SESSION**

Citizens may address the Council regarding a Closed Session item prior to the Council adjourning into the Closed Session, by first providing a speaker card to the City Clerk.

**A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Gov. Code § 54956.8

Property: APN 430-330-027, 2860 Pinole Valley Road

Agency Negotiations: Interim City Manager Garrett Evans, City Attorney Eric Casher

Negotiating Parties: Frank and Joe Zichichi

Under Negotiation: Price & Terms

**B. PUBLIC EMPLOYEE APPOINTMENT**

Gov. Code § 54957

Title: City Manager

**5. RECONVENE IN OPEN SESSION TO ANNOUNCE RESULTS OF CLOSED SESSION**

**6. CITIZENS TO BE HEARD (Public Comments)**

Citizens may speak under any item not listed on the Agenda. The time limit is 3 minutes and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future Council meeting. PLEASE SEE THE COVERSHEET OF THE AGENDA FOR INSTRUCTIONS ON HOW TO SUBMIT PUBLIC COMMENTS

**7. REPORTS & COMMUNICATIONS**

**A. Mayor Report**

1. Announcements

**B. Mayoral & Council Appointments**

1. Traffic and Pedestrian Safety Committee
2. Cannabis Ad Hoc Subcommittee

3. Infrastructure and Transportation Ad Hoc Subcommittee

C. City Council Committee Reports & Communications

D. Council Requests for Future Agenda Items

E. City Manager Report / Department Staff

F. City Attorney Report

## 8. **RECOGNITIONS / PRESENTATIONS / COMMUNITY EVENTS**

### A. **Proclamations**

1. Earth Day

2. Dolores Huerta Day

### B. **Presentations**

1. Planning Commission Chair Sandoval Presentation: Resolution No. 25-08 – Appian 80 Development Ideas and Concepts

## 9. **CONSENT CALENDAR**

All matters under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted by one motion and without discussion. If, however, any interested party or Council member(s) wishes to comment on an item, they may do so before action is taken on the Consent Calendar. Following comments, if a Council member wishes to discuss an item, it will be removed from the Consent Calendar and taken up in order after adoption of the Consent Calendar.

A. Approve the Minutes of the Special City Council Meeting on March 31, 2026 and the Regular City Council Meeting on April 7, 2026..

B. Receive the April 4, 2026 – April 17, 2026, List of Warrants in the Amount of \$1,091,610.70 and the April 10, 2026, Payroll in the Amount of \$572,445.92.

C. Adopt A Resolution Approving The Memorandum Of Understanding Between The West Contra Costa Integrated Waste Management Authority And The City Of Pinole Regarding Implementation Of SB 1383 Regulations And Workplan **Action: Adopt Resolution per Staff Recommendation (Heba El-Guindy)**

D. Adopt A Resolution To Fix The Employer's Contribution At An Equal Amount For Employees And Annuitants Under The Public Employees' Medical And Hospital Care Act With Respect To Pinole Police Employees' Association (PPEA) **Action: Adopt Resolution per Staff Recommendation (Stacy Shell)**

E. Adopt a Resolution to Approve the Purchase of Police Department Vehicles for Fiscal Year 2025-26 **Action: Adopt Resolution per Staff Recommendation (Melissa Klawuhn, Justin Rogers)**

F. Adopt a resolution authorizing acceptance of \$299,495 from the Caltrans Clean California Local Grant Program and designating the City Manager as the City's authorized signatory for grant agreement execution **Action: Adopt Resolution per Staff Recommendation (Lilly**

**Whalen, Kapil Amin)**

- G. Adopt A Resolution Approving The Amended And Restated Contra Costa Clean Water Program Agreement (July 1, 2026 – June 30, 2041) **Action: Adopt Resolution per Staff Recommendation (Heba El-Guindy)**
- H. Adopt A Resolution Approving The Purchase Of A Z23slt Force Vehicle For \$76,295.61, A 2025 Ford Super Duty F-350 DRW Truck For \$57,511.69, And A 2026 Ford Super Duty F-250 SRW Truck For \$58,369.89 **Action: Adopt Resolution per Staff Recommendation (Heba El-Guindy)**
- I. SB 1216 Letter of Support **Action: Approve Letter per Staff Recommendation (Garrett Evans)**

**10. PUBLIC HEARINGS**

Citizens wishing to speak regarding a Public Hearing item should fill out a speaker card prior to the completion of the presentation, by first providing a speaker card to the City Clerk. **An official who engaged in an ex parte communication that is the subject of a Public Hearing must disclose the communication on the record prior to the start of the Public Hearing.**

- A. None

**11. OLD BUSINESS**

- A. None

**12. NEW BUSINESS**

- A. Overview of Options for Adoption of Wage Theft Ordinance **Action: Report and provide direction. (Eric Casher)**
- B. Adopt Resolution Approving The City's Active Transportation Plan **Action: Adopt Resolution per Staff Recommendation (Heba El-Guindy)**
- C. SB 707 - Public Meeting Disruption Policy **Action: Adopt Policy per Staff Recommendation (Heather Bell)**

**13. CITIZENS TO BE HEARD (Continued from Item 6) (Public Comments)**

Open only to members of the public who did not speak under the first Citizens to Be Heard, Agenda Item 6 **Citizens may speak under any item not listed on the Agenda.** The time limit is 3 minutes for City Council items and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

**14. ADJOURNMENT** to the Special City Council Meeting of May 2, 2026 in Remembrance of Amber Swartz.

I hereby certify under the laws of the State of California that the foregoing Agenda was posted on the bulletin board at the main entrance of Pinole City Hall, 2131 Pear Street Pinole, CA, and on the City's website, not less than 72 hours prior to the meeting date set forth on this agenda.

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**Heather Bell-Spears, CMC**  
**City Clerk**  
**POSTED: Thursday, April 16, 2026 at 3:00pm**



# Integrated Resource Plan and Power Procurement

Technical Committee  
May 1, 2026

# What is the IRP and How Does it Work?



IRP = Integrated Resource Plan



Key Goal: Identify a diverse portfolio of resources to meet grid reliability needs & support CA's Greenhouse Gas (GHG) emissions reductions goals.



Overseen by the California Public Utilities Commission (CPUC) and sets resource planning targets for Load Serving Entities (LSEs) within its jurisdiction.

The IRP has two tracks that impact MCE procurement, budget, and ratepayers:

## 1. Planning

- Builds Preferred System Plan (PSP) based on forecasts, policy goals, and statewide emissions targets.
- ***LSEs prepare individual plans that are aggregated and evaluated against PSP.***

## 2. Procurement

- CPUC evaluates and determines if there is a need for additional procurement to fill identified shortfalls.
- This can (and has) lead to mandatory procurement orders.

# How Does MCE Participate in the IRP

- MCE regularly engages in advocacy in CPUC-related proceedings to advocate for reasonable forecast and planning assumptions as well as fair procurement obligations.
- **Submit IRP plans to the CPUC every two years:**
  - After development of the PSP, the CPUC allocates a portion of the PSP to individual LSEs like MCE.
  - MCE is required to create and submit a “conforming portfolio” for submission to the CPUC.
  - The Conforming Portfolio outlines MCE’s model demonstrating that MCE can meet its share of statewide reliability need and GHG targets.

**2026 is an IRP year!**

# 2026 IRP Cycle

MCE's 2026 IRP will:

- Demonstrate how MCE reasonably expects to meet California's emissions and reliability targets over the next 20 years.
  - 2026 IRP Cycle Emissions Targets: 25 Million Metric Tons (MMT) by 2035 and 8 MMT by 2045.
- Include a roadmap for clean energy procurement (i.e. solar + storage, geothermal, wind, etc.) MCE plans to procure over the next 20 years, and on what timeline.
- Incorporate MCE Board directives and policies as well as State requirements to develop a prudent planning portfolio.
  - MCE Renewable Targets
  - CPUC Procurement Mandates
- Seek Board adoption prior to submission to CPUC.

# Impacts - What IRP Does and Does Not Do

## IRP Does

- Directly impacts MCE's operation strategy and budget.
- Influences and **constrains (but does not dictate)** MCE's future procurement efforts.
- **Can result in/impact future procurement mandates** if the CPUC determines that the state requires new capacity to meet reliability and emissions requirements.
- Indirect (not 1:1) **impact on MCE's procurement costs through changes in market dynamics and resource costs and availability.**

## The IRP does NOT

- Determine specific or exact cost impacts for MCE.
- Select individual projects or contracts that MCE *must* procure.
  - **MCE's procurement authority resides with this Board, and however the Board delegates such authority.**
  - **All future contracts for new resources will continue to follow that approval process.**
- Align perfectly with market timing or contract availability to ensure least cost, optimal portfolios for individual LSEs.



## MCE's 2022 IRP (example)

For the 2022 IRP Cycle, MCE developed one Conforming Portfolio that:

- Included plans for:
  - 1091 MW of new capacity by 2035
  - 85% renewable energy content by 2029
  - 12% large hydroelectric energy by 2029
- Was consistent with MCE operational and policy guidelines
- Satisfied all CPUC assigned emissions limitations, energy, and reliability requirements

# MCE's Procurement Update

2022 IRP Conforming Portfolio	Megawatts (MW) Capacity Projected by 2035 in IRP	MW Contracted Capacity (Long-term PPAs)
Wind	265 MW	267 MW**
Solar+Storage	212 MW Solar/ 153 MW Storage	320 MW Solar/ 262 MW Storage
Storage Only	400 MW	477 MW
Geothermal	109 MW	127 MW**
Long Duration Storage	90 MW	35 MW
Demand Response	15 MW	15 MW*
<i>* RA only</i>		
<i>**Some wind and geothermal contracts are with existing facilities due to limited new resource availability.</i>		
<i>Note: MW in this table represent nameplate capacity. Nameplate capacity represents the maximum potential output of a generation resource.</i>		

# 2026 IRP Timeline

- MCE currently plans to discuss and receive feedback on 2026 IRP at the May 21, 2026, Board Meeting.
- MCE currently plans to bring IRP back to Board for approval in July 2026 before submission to CPUC.
- MCE must submit IRP to CPUC by August 10, 2026.

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# Procurement Requirements

Three state-mandated compliance pillars shape every procurement decision MCE makes.

## Renewable Portfolio Standard (RPS)

California requires Load Serving Entities (LSEs) to serve 60% of retail sales with eligible renewables by 2030, a target MCE reached 13 years ahead of schedule in 2017.

## Resource Adequacy (RA)

CPUC requires MCE to secure 118% of its peak load to enable the grid to meet demand spikes. These resources are available to CAISO to dispatch as needed to meet grid needs.

## Integrated Resource Planning (IRP)

CPUC mandates direct MCE to procure over 720 MW of new qualifying capacity by 2032, supporting long-term grid reliability and California's path to 100% clean energy by 2045.

# RPS Compliance & Renewable Categories



## Portfolio Content Category (PCC) 1

- Bundled: Buyer receives electricity AND Renewable Energy Certificates (RECs) from in-state resources or those directly delivered into California without substitution.
- MCE's procurement efforts are exclusively focused on PCC1 products
- RPS Compliance: Minimum of 75% of compliance volume

**MCE does NOT actively purchase PCC2 or PCC3 products.**



**PCC 2**

- Bundled: Out of state renewable generation paired with imported substitute energy (firmed & shaped)
- RPS Compliance: Limited use (up to 25% of mandated purchases)



**PCC 3**

- Unbundled - Environmental attributes sold/bought separately from electricity; conferred via REC transfer
- RPS Compliance: Limited use (up to 10% of mandated purchases)

# How MCE Buys Power

MCE uses three primary contract structures to build a balanced, reliable, and affordable energy portfolio. Each serves a separate but complementary function.

## Long-Term Power Purchase Agreements (PPAs) – $\geq 10$ years

- Approximately 77.5% of MCE's renewable energy currently sourced from long-term contracts
- Primary tool for financing new renewable energy construction
- Promotes price stability and planning certainty
- Contracts are often signed years before power is delivered – cannot adapt quickly to changing conditions

## Short-Term PPAs – $< 10$ years

- Fills gaps while long-term projects are being developed (or delayed)
- Accommodates short-term portfolio balancing when customer energy use differs from forecast (e.g., weather)
- Promotes broad diversity across MCE's supply portfolio: temporal diversity is an important consideration
- Purchased as bundled PCC1 energy – includes both the electricity and RECs
- May result in purchases from NEW projects

## Index-Plus Contracts (either short- or long-term in duration)

- A payment structure, not a separate resource type – PCC1 products can be purchased through index+ contracts
- Diversifies MCE's market price risk (buyer insulated from supply market price volatility via index+ contracts)
- Seller keeps CAISO market revenue (as form of payment for electricity); MCE pays a fixed premium for the renewable or carbon-free energy
- Promotes customer rate stability

# Index-Plus Contracts

- MCE procures some of its specified-source energy through short-term contracts utilizing index-plus payment structures
- Index-plus payment structures diversify risk and reduce exposure to market price volatility
- Core contracting principles: MCE purchases bundled Renewable Energy (PCC1) or Carbon-free Energy and pays a premium (reflective of the value of the environmental attribute) in addition to the specified CAISO market index price, hence the term “index-plus”
- Bundled energy purchased through index-plus contracts ensures that physical energy from a specific resource is generated and delivered to the grid to serve MCE’s customers
- The index-plus compensation structure specifies that the seller retain all CAISO energy revenue as payment for the electricity (electrons), leaving only the premium (related to the environmental attribute) to be paid directly by MCE to the seller.

# Resource Adequacy

Resource Adequacy (RA) is for grid reliability, not retail energy supply.

- **What it is:** CPUC capacity requirement for 118% of peak load, ensuring grid reliability during extreme conditions.
- **How it works:** Contracted capacity resources are available to the grid, not reserved for MCE's energy needs specifically, unless MCE is also buying the energy from that resource (i.e., Long-term PPAs). CAISO decides when and which RA resources run based on system wide needs.
- **Emissions accounting:** If an RA resource is dispatched, emissions are attributed to the entity that schedules and takes title to the energy during CAISO market operations.
- **RA "Credit":** Generating units are assigned RA "credit" based on their specific operating characteristics. Solar and wind have lower credit relative to firm resources (geothermal, thermal) and batteries are losing significant "credit" over next 5 years. "Credit" is referred to as "Net Qualifying Capacity".

# Resource Adequacy

MCE's RA portfolio is 38% carbon-free in 2026 and endeavors to be 100% carbon-free in 2031.

- **The fossil fuel question:** MCE does not procure natural gas as part of its energy supply for customers. However, some Resource Adequacy is sourced from existing natural gas facilities. MCE is actively replacing this with battery storage and clean firm resources.
- **Progress:** Over 860 MW of nameplate capacity from renewable resources expected to come online in the next six years.

# Why Short-Term Contracts Matter

*Removing short-term renewable and GHG-free purchases would dramatically reduce the amount of clean energy used to meet MCE retail sales and RPS targets as new clean projects are being built.*

*This clean energy reduction would mean significantly higher reported emissions for MCE's portfolio while our new-build renewable projects are being constructed.*

**WITHOUT Short-Term PPAs**

**606**

**lbs CO<sub>2</sub>e/MWh**

Hypothetical 2024 Light Green – replaced by unspecified (mostly fossil) power

**WITH Short-Term PPAs**

**1**

**lb CO<sub>2</sub>e/MWh**

Actual 2024 MCE Light Green Power Content Label result

# Four Reasons We Need Short-Term Contracts

## 01 Load Forecast Uncertainty

MCE cannot perfectly predict future demand. Large customers come and go; customers opt in/out of Deep Green; electrification reshapes demand. Short-term contracts let us adjust without being locked into wrong-sized long-term commitments, better for hourly accounting.

## 02 Multi-Year Project Development Timelines and Delays

Many new renewable projects are delayed due to transmission constraints. Short-term contracts with operating resources ensure reliable delivery while new-build projects come online.

## 03 Technology Diversity

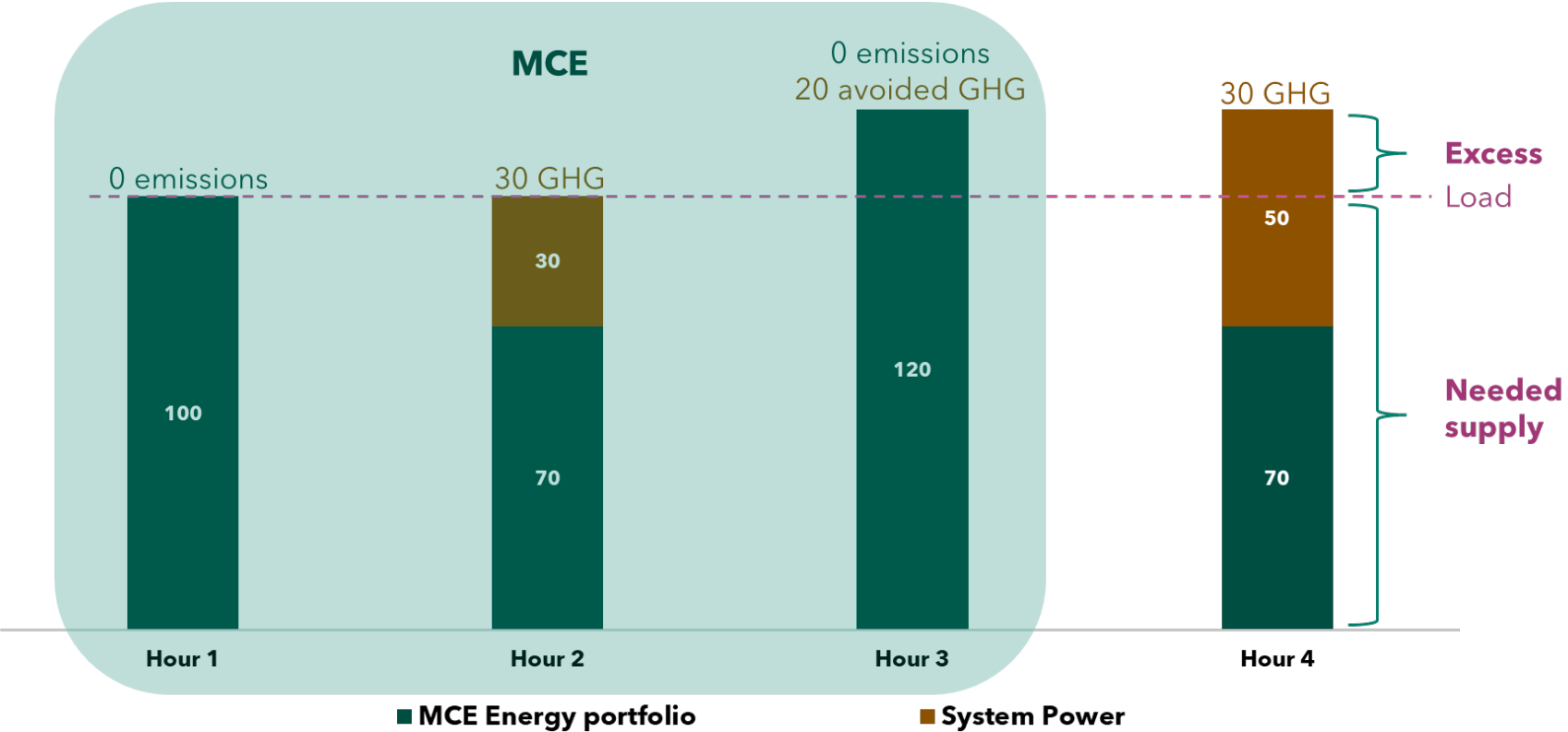
MCE's long-term portfolio is solar-heavy, so short-term contracts for wind, geothermal, and hydro can generate power when solar isn't producing. This reduces hourly emissions and better matches MCE's actual customer demand.

## 04 Price Risk Management

Executing contracts at different times and lengths diversifies portfolio risk. Observing temporal diversity when buying energy avoids over-exposure to discrete market conditions. A mix of short- and long-term contracts minimizes "planning cliffs" that could occur if several long-term commitments expired at the same time.

# Why Long-Term Contracts Alone Are Not Enough

Electricity supply and demand must match every hour, but renewable generation doesn't always align with when customers need energy.



MCE is actively seeking renewable and carbon-free contracts that serve our load on an hourly basis, but these will take years to identify and bring online. On an annual basis, MCE supplies customer needs with renewable and carbon free energy.

# Energy Hedging: Promoting Budgetary Certainty & Rate Stability

**Think of hedging like insurance:** you lock in a rate today to protect against higher costs tomorrow.

- Hedges are fixed-price energy contracts that mitigate exposure to variable CAISO prices.
- Hedges help LSEs manage mismatch between hourly demand and renewable production and price volatility from weather events, outages, or demand swings.
- Two main types: energy price hedges (market-based price differences) and congestion hedges (location-based price differences).

## **Without Hedges**

Cost swings when market prices spike due to heat waves, wildfires, or supply disruptions, threaten rate stability for customers.

## **With Hedges**

MCE manages price volatility, promoting customer rate stability and predictability.

# What MCE Has Built Through Long-Term Contracts

**~77.5%**

of MCE renewable energy from long-term contracts (2026)\*

**46+ MW**

of new renewables built directly in MCE's service area

**1,100+ MW**

of new renewables built statewide to serve MCE customers

**638 MW**

of renewable energy contracted in 13 new long-term agreements since 2021

**Energy Storage:** 7 long-term contracts secured for **774 MW** of storage – shifting renewable energy to hours of peak demand and adding grid reliability. A benefit for hourly accounting & energy cost.

MCE also offers a Feed-in Tariff program providing direct incentives for new clean energy projects within our service area – supporting hyperlocal renewable development.

# The Path Forward

Real challenges face new renewable development. No single contract type can meet reliability, clean energy, and cost goals on its own—this is why we use a balanced portfolio.

## CHALLENGES

**Grid Congestion:** 86+ GW of Net Qualifying Capacity in CAISO interconnection queue\*

**Permitting Backlogs:** Federal land permits backlogged; siting challenges for geothermal, wind, and large solar + storage

**Supply Chain Risk:** Tariff uncertainty increasing costs and delaying equipment delivery

**Financing Uncertainty:** Tax credit reductions and unclear Treasury guidance

**Regulatory Complexity:** Evolving CEC and CPUC rules risk long-term contract valuations

## MCE'S APPROACH

✓ Balance long- and short-term contracts to manage risk, cost, and compliance

✓ Prioritize long-term, new-build renewable contracts whenever available and cost-effective

✓ Short-term PPAs as a bridge, not a substitute, while new projects built & interconnected

✓ Invest in battery storage + renewables to reduce reliance on fossil-backed RA

✓ Advocate for policy and regulatory changes that reduce development barriers

\*Source: CAISO Public Queue Report 4/18/2026

# Next Steps

- MCE is planning to launch its long-term solicitation, “Open Season”, in June 2026 following the IRP process
  - Open Season has historically resulted in many new renewable projects for MCE’s long-term portfolio
  - More information will be provided about our planning and progress on Open Season at future Board and Technical Committee meetings and the upcoming Procurement workshop

# Thank you



[mceCleanEnergy.org](http://mceCleanEnergy.org)  
[info@mceCleanEnergy.org](mailto:info@mceCleanEnergy.org)