

## AGENDA

### VALLEJO CITY COUNCIL SPECIAL MEETING – 4:00 P.M.

### VALLEJO CITY COUNCIL AS GOVERNING BOARD OF THE SUCCESSOR AGENCY TO THE FORMER VALLEJO REDEVELOPMENT AGENCY SPECIAL MEETING – 6:30 P.M.

### VALLEJO HOUSING AUTHORITY REGULAR MEETING – 6:45 P.M.

### VALLEJO CITY COUNCIL REGULAR MEETING – 7:00 P.M.

MAYOR  
Bob Sampayan

CITY COUNCIL  
Vice Mayor, Katy Miessner  
Pippin Dew-Costa  
Jesus “Jess” Malgapo  
Robert H. McConnell  
Hermie Sunga  
Rozzana Verder-Aliga, EdD



**John F. Kennedy Library  
The Vallejo Room,  
Lower Level**

505 Santa Clara Street  
Vallejo, CA 94590  
[www.cityofvallejo.net](http://www.cityofvallejo.net)

**DECEMBER 18, 2018**

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the City Council without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Pursuant to the Government Code Section 54954.3 (The Brown Act), members of the public shall be afforded the opportunity to speak on any agenda item of interest to them provided they are first recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the City Clerk prior to the consideration of the item.

Those wishing to address the Council on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the City Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA.

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Council: 1) during the Community Forum are limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300; 2) on a Consent Calendar item are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310; and an Action Calendar item are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the City Council will be available for public inspection at the City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the City Council. Such documents may also be available on the City of Vallejo website subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562.

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The Vallejo Room in the JFK Library is 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.

**Due to upgrades being done to the City Hall Council Chambers, from May through December 2018, all City Council meetings will be held in the Vallejo Room, located at the lower level of the JFK Library. For general or ADA access information regarding this alternate location, please contact the City Clerk's office at (707) 648-4527.**

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 4:00 PM  
OF THE VALLEJO CITY COUNCIL  
DECEMBER 18, 2018**

**JOHN F. KENNEDY LIBRARY  
THE VALLEJO ROOM  
LOWER LEVEL  
505 SANTA CLARA STREET  
VALLEJO, CA**

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL:

You are hereby notified that I do hereby call the Vallejo City Council in special session to consider only the matters stated on the agenda listed below.

NOTICE: Members of the public shall have the opportunity to address the City Council concerning any item listed on the agenda *before or during consideration of that item. No other items may be discussed at this special meeting.*

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ACTION CALENDAR**
  - A. STUDY SESSION: LONG-RANGE FINANCIAL FORECAST**

Recommendation: Study Session only. No action recommended.  
Contact: Ron Millard, Finance Director, (707) 648-4592  
[Ron.Millard@CityofVallejo.net](mailto:Ron.Millard@CityofVallejo.net)
- 4. ADJOURNMENT**

Dated: Thursday, December 13, 2018



Bob Sampayan, Mayor

I, Dawn Abrahamson, City Clerk, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo City Council., at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday, December 13, 2018.

Dated: Thursday, December 13, 2018



Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 6:30 PM  
OF THE  
VALLEJO CITY COUNCIL AS  
GOVERNING BOARD OF THE  
SUCCESSOR AGENCY TO THE  
FORMER VALLEJO  
REDEVELOPMENT AGENCY  
COUNCIL CHAMBERS  
DECEMBER 18, 2018**

CHAIR  
Bob Sampayan

BOARDMEMBERS:  
Vice Chair Katy Miessner  
Pippin Dew-Costa  
Jesus "Jess" Malgapo  
Robert H. McConnell  
Hermie R. Sunga  
Rozzana Verder-Aliga, EdD

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL AS GOVERNING BOARD OF THE SUCCESSOR AGENCY TO THE FORMER VALLEJO REDEVELOPMENT AGENCY:

You are hereby notified that I do hereby call the Vallejo City Council as Governing Board of the Successor Agency to the former Vallejo Redevelopment Agency in special session to consider only the matters stated on the agenda listed below.

NOTICE: Members of the public shall have the opportunity to address the Housing Authority concerning any item listed on the agenda *before or during consideration of that item. No other items may be discussed at this special meeting. No other items may be discussed at this special meeting.*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CONSENT CALENDAR AND APPROVAL OF AGENDA**
  - A. **ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2019 THROUGH JUNE 30, 2020 ("ROPS 19-20")**

Recommendation: Adopt a Resolution approving the Recognized Obligations Payment Schedule for July 1, 2019 through June 30, 2020 ("ROPS 19-20").  
Contact: Ron Millard, Finance Director, (707 648-4592  
[Ron.Millard@cityofvallejo.net](mailto:Ron.Millard@cityofvallejo.net)
4. **ACTION CALENDAR**

*NOTICE: Members of the public wishing to address the Council on Action Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.*
5. **ADJOURNMENT**

Dated: Thursday, December 13, 2018

A handwritten signature in blue ink that reads "Dawn G. Abrahamson for". The signature is written in a cursive style.

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Bob Sampayan, Mayor

I, Dawn Abrahamson, City Clerk, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Successor Agency., 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 5:00 p.m. Thursday, December 13, 2018.

Dated: Thursday, December 13, 2018

A handwritten signature in blue ink that reads "Dawn G. Abrahamson". The signature is written in a cursive style.

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Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF  
REGULAR MEETING  
AT 6:45 PM  
OF THE  
VALLEJO HOUSING AUTHORITY**

**JOHN F. KENNEDY LIBRARY  
THE VALLEJO ROOM  
LOWER LEVEL  
505 SANTA CLARA STREET  
VALLEJO, CA**

**DECEMBER 18, 2018**

CHAIR  
Bob Sampayan

COMMISSIONERS:  
Vice Chair Katy Miessner  
Pippin Dew-Costa  
Jesus "Jess" Malgapo  
Robert H. McConnell  
Hermie R. Sunga  
Rozzana Verder-Aliga, EdD  
Margie Verdan

TO THE MEMBERS OF THE VALLEJO HOUSING AUTHORITY:

You are hereby notified that I do hereby call the Vallejo Housing Authority in special session to consider only the matters stated on the agenda listed below.

NOTICE: Members of the public shall have the opportunity to address the Housing Authority concerning any item listed on the agenda *before or during consideration of that item.*

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CONSENT CALENDAR AND APPROVAL OF AGENDA**
  - A. APPROVAL OF MINUTES**

Recommendation: Approve the minutes for the regular Housing Authority meeting of September 25, 2018.  
Contact: Dawn G. Abrahamson, Secretary (707) 648-4528  
[Dawn.Abrahamson@cityofvallejo.net](mailto:Dawn.Abrahamson@cityofvallejo.net)
  - B. CITY TREASURER'S INVESTMENT REPORT**

Recommendation: Accept the City Treasurer's Investment Report for the quarter ended September 30, 2018.  
Contact: Ron Millard, Finance Director, (707) 648-4592  
[ron.millard@cityofvallejo.net](mailto:ron.millard@cityofvallejo.net)
  - C. SCHEDULE OF REGULAR VALLEJO HOUSING AUTHORITY MEETING DATES FOR 2019 AND 2020**

Recommendation: Adopt a Resolution establishing a schedule of regular Vallejo Housing Authority meeting dates for 2019 and 2020.

Contact: Dawn G. Abrahamson, Secretary, (707) 648-4528

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

D. **HOUSING SUCCESSOR AGENCY ANNUAL REPORT REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2017-18**

Recommendation: Approve the Vallejo Housing Authority (VHA) Housing Successor Agency Annual Report Regarding the Low and Moderate Income Asset Fund (LMIHAF) for Fiscal Year (FY) 2017-18, and direct staff to: (1) forward the Report to the State of California Department of Finance by no later than December 31, 2018, and (2) post the Report to the City of Vallejo's website.

Contact: Judy Shepard-Hall, Housing & Community Development Manager  
(707) 648-4408

[judy.shepard-hall@cityofvallejo.net](mailto:judy.shepard-hall@cityofvallejo.net)

E. **AMENDMENT TO LOAN AGREEMENT BY AND BETWEEN THE VALLEJO HOUSING AUTHORITY AND EDEN HOUSING, INC.**

Recommendation: Authorize the City Manager to execute the First Amendment to the Loan Agreement by and between the Vallejo Housing Authority and Eden Housing, Inc. (Loan Agreement) for the planning, development, and construction of permanent supportive housing at 2118 and 2134-2136 Sacramento Street to update the Performance Schedule.

Contact: Judy Shepard-Hall, Housing & Community Development Manager  
(707) 648-4408

[judy.shepard-hall@cityofvallejo.net](mailto:judy.shepard-hall@cityofvallejo.net)

4. **ACTION CALENDAR**

*NOTICE: Members of the public wishing to address the Housing Authority on Action Calendar Items are requested to submit a completed speaker card to the Secretary. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.*

5. **ADJOURNMENT**

Dated: Thursday, December 13, 2018



Bob Sampayan, Chair

I, Dawn Abrahamson, Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Housing Authority, 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 5:00 p.m., Thursday, December 13, 2018.

Dated: Thursday, December 13, 2018



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Dawn G. Abrahamson, Secretary

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

**JOHN F. KENNEDY LIBRARY  
THE VALLEJO ROOM  
LOWER LEVEL  
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VALLEJO, CA**

**DECEMBER 18, 2018**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATIONS AND COMMENDATIONS**
  - A. PRESENTATION OF A PROCLAMATION DECLARING JANUARY 21, 2019  
"DR. MARTIN LUTHER KING, JR DAY"**
  - B. PROCLAMATION RECOGNIZING VALLEJO MEDIC AMBULANCE OWNER-  
JIMMY PIERSON WINNING STATEWIDE EMT OF THE YEAR HONORS**
- 5. FIRST COMMUNITY FORUM**

*Anyone wishing 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, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.*
- 6. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

*Members of the public wishing to address the Council on Consent Calendar Items are requested to submit a completed speaker card to the City Clerk. 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.*
- 7. CONSENT CALENDAR AND APPROVAL OF AGENDA**
  - A. APPROVAL OF MINUTES**



Recommendation: Approve the City Council minutes for the meetings of 1) December 11, 2018 (special) and 2) December 11, 2018 (regular).

Contact: Dawn G. Abrahamson, City Clerk (707) 648-4528

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

**B. ADOPTION OF ORDINANCE AMENDMENTS TO ADD CANNABIS RETAIL AND LABORATORY TESTING**

Recommendation: Adopt three ordinances amending the Vallejo Municipal Code as follows: 1) Retail sales of cannabis; 2) Cannabis testing laboratories; and 3) Transferability of local regulatory permit.

Contact: Joanna Altman, Assistant to the City Manager (707) 648-4362

[Joanna.Altman@cityofvallejo.net](mailto:Joanna.Altman@cityofvallejo.net)

**C. CITY TREASURER'S INVESTMENT REPORT**

Recommendation: Accept the City Treasurer's Investment Report for the quarter ended September 30, 2018.

Contact: Ron Millard, Finance Director, (707) 648-4592

[ron.millard@cityofvallejo.net](mailto:ron.millard@cityofvallejo.net)

**D. SERVICE AGREEMENT WITH VALLEJO CONVENTION AND VISITORS BUREAU**

Recommendation: Authorize the City Manager to execute a service agreement with the Vallejo Convention and Visitors Bureau (VCVB) for marketing services for a three year term, with an option to extend yearly, not to exceed five years.

Contact: Annette Taylor, Senior Community Development Analyst (707) 649-3510

[annette.taylor@cityofvallejo.net](mailto:annette.taylor@cityofvallejo.net)

**E. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM BUDGET AMENDMENT**

Recommendation: Adopt a Resolution to amend the Fiscal Year (FY) 2018-19 Community Development Block Grant Program Budget (CDBG Program Budget) to increase the expenditure budget by \$601,128 and to reauthorize funding for projects and activities in progress.

Contact: Judy Shepard-Hall, Housing & Community Development Manager (707) 648-4408

[judy.shepard-hall@cityofvallejo.net](mailto:judy.shepard-hall@cityofvallejo.net)

F. **HOME INVESTMENT PARTNERSHIPS PROGRAM BUDGET AMENDMENT**

Recommendation: Adopt a Resolution to amend the Fiscal Year (FY) 2018-19 HOME Investment Partnerships Program Budget (Home Program) to increase the expenditure budget by \$1,990,319 and reauthorize funding for projects and activities in progress.

Contact: Judy Shepard-Hall, Housing & Community Development Manager  
(707) 648-4408

[judy.shepard-hall@cityofvallejo.net](mailto:judy.shepard-hall@cityofvallejo.net)

G. **FISCAL YEAR 2019-20 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING PROCESS**

Recommendation: Authorize the City Manager to approve a process for the allocation of Fiscal Year (FY) 2019-20 Community Development Block Grant (CDBG) and Home Investment Partnerships Program Funding (HOME Program) funds as outlined in the Staff Report.

Contact: Judy Shepard-Hall, Housing & Community Development Manager  
(707) 648-4408

[judy.shepard-hall@cityofvallejo.net](mailto:judy.shepard-hall@cityofvallejo.net)

H. **AMEND THE FY 2018-19 BUDGET AND AWARD CONSTRUCTION CONTRACT FOR WATER MAINS CIP FY 2018-19 PROJECT**

Recommendation:

1. Adopt a Resolution amending the Water Mains CIP FY2018-19 Project budget by transferring \$200,000 from the City Water Operating Fund balance, increasing the project budget to \$1.2M.
2. Adopt a Resolution approving the plans and specifications for the Water Mains Capital Improvements FY 2018-19 Project and authorize the City Manager to award a construction contract in the amount of \$1,138,270 to Team Ghilotti, Inc., of Petaluma, CA, in accordance with the approved plans and specifications.

Contact: Mike Malone, Water Director, 707-648-4308

[mike.malone@cityofvallejo.net](mailto:mike.malone@cityofvallejo.net)

I. **MEMORANDUM OF UNDERSTANDING WITH COMMUNITY ACTION PARTNERSHIP SOLANO JOINT POWERS AUTHORITY FOR COORDINATED ENTRY**

Recommendation: Adopt a resolution approving a Memorandum of Understanding (MOU) with the Community Action Partnership Solano Joint

Powers Authority (CAP Solano JPA) for a Coordinated Entry System.  
Contact: Judy Shepard-Hall, Housing & Community Development Manager  
(707) 648-4408  
[judy.shepard-hall@cityofvallejo.net](mailto:judy.shepard-hall@cityofvallejo.net)

J. **AMENDMENT TO THE FY 2013-14 INSTRUMENTATION, CALIBRATION AND MAINTENANCE SERVICES CONTRACT WITH TELSTAR INSTRUMENTS, INC.**

Recommendation: Authorize the City Manager to execute the Fifth Amendment to the Fiscal Year 2013-2014 Instrumentation Calibration and Maintenance Services Contract with Telstar Instruments, Inc. extending the term by six months to June 30, 2019, and increasing the compensation by \$100,000 for a new total contract not-to-exceed amount of \$742,360.

Contact: Mike Malone, Water Director (707) 648-4308  
[Mike.Malone@cityofvallejo.net](mailto:Mike.Malone@cityofvallejo.net)

K. **EXCLUSIVE NEGOTIATING AGREEMENT WITH EDEN HOUSING INC. FOR PROPERTY AT 2118 & 2134-2136 SACRAMENTO STREET**

Recommendation: Authorize the City Manager to execute an Exclusive Negotiating Agreement (ENA) with Eden Housing Inc. (Eden Housing) for the property at 2118 & 2134-2136 Sacramento Street, in order to facilitate the development of affordable, permanent supportive housing units.

Contact: Judy Shepard-Hall, Housing & Community Development Manager  
(707) 648-4408  
[judy.shepard-hall@cityofvallejo.net](mailto:judy.shepard-hall@cityofvallejo.net)

8. **ACTION CALENDAR**

*NOTICE: Members of the public wishing to address the Council on Action Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.*

A. **COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2018**

Recommendation: Adopt a resolution assigning fund balance and accept the City's Comprehensive Annual Financial Report (CAFR) and Memorandum on Internal Controls and Required Communications (MOIC) for the fiscal year ended June 30, 2018.

Contact: Ron Millard, Finance Director, (707) 648-4592  
[Ron.Millard@CityofVallejo.net](mailto:Ron.Millard@CityofVallejo.net)

**9. INFORMATION CALENDAR**

**10. CITY MANAGER'S REPORT**

**A. ORCEM/VMT PROJECT UPDATE**

**11. CITY ATTORNEY'S REPORT**

**12. COMMUNITY FORUM**

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

**14. CLOSED SESSION**

**15. ADJOURNMENT**

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ADDITIONAL CITY INFORMATION

Members of the public can:

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Sign up to receive City updates and get connected with your neighbors on Nextdoor ([www.nextdoor.com](http://www.nextdoor.com))

Dated: Thursday, December 13, 2018



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Bob Sampayan, Mayor

I, Dawn Abrahamson, City Clerk do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo City Council, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday, December 13, 2018.

Dated: Thursday, December 13, 2018



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Dawn G. Abrahamson, City Clerk