

## AGENDA

### VALLEJO CITY COUNCIL SPECIAL MEETING – 4:30 P.M. (CLOSED SESSION)



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

### VALLEJO FLOOD & WASTEWATER DISTRICT REGULAR MEETING – 6:00 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 CITY COUNCIL REGULAR MEETING – 7:00 P.M.

**JANUARY 9, 2018**

MAYOR  
Bob Sampayan

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

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



Vallejo City Council Chambers 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.

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 4:30 PM  
OF THE VALLEJO CITY COUNCIL  
JANUARY 9, 2018**

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. CLOSED SESSION**

A. Conference with Property Negotiators

Property: Real Property located on the Northeast Corner of Santa Clara and Georgia Streets, identified as 200 Georgia Street (APN 0055-160-380); Agency Negotiators: Teri Killgore, Interim City Manager; Ron Gerber, Economic Development Manager; Anne Putney, Housing & Community Development Manager; and Annette Taylor, Senior Community Development Analyst; Negotiating Parties: Ken Coulter, Executive Vice President, NCA Real Estate; Under Negotiation: Price and Terms of Payment

B. Conference with Legal Counsel – Existing Litigation (Government Code section 54956.9): *Flores v. City of Vallejo*, Solano County Superior Court, Case No. FCS046914

C. Public Employee Performance Evaluation - City Attorney  
(Government Code Section 54597)

**4. ADJOURNMENT**

Dated: Thursday, January 4, 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, January 4, 2018.

Dated: Thursday, January 4, 2018



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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  
JANUARY 9, 2018**

CHAIR  
Bob Sampayan

BOARDMEMBERS:  
Vice Chair Robert H. McConnell  
Pippin Dew-Costa  
Jesus "Jess" Malgapo  
Katy Miessner  
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. **PRESENTATIONS AND COMMENDATIONS**
4. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

A. **APPROVAL OF MINUTES**

Recommendation: By motion, approve the minutes of the Successor Agency special meeting of January 24, 2017

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

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

5. **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. **ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2018 THROUGH JUNE 30, 2019**

**("ROPS 18-19")**

Recommendation: Staff recommends that the Successor Agency approve by resolution the ROPS for July 1, 2018 through June 30, 2019.

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

[Ron.Millard@cityofvallejo.net](mailto:Ron.Millard@cityofvallejo.net)

**6. ADJOURNMENT**

Dated: Thursday, January 4, 2018

A handwritten signature in blue ink, appearing to read "Dawn G. Abrahamson for", written over a horizontal line.

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, January 4, 2018.

Dated: Thursday, January 4, 2018

A handwritten signature in blue ink, appearing to read "Dawn G. Abrahamson", written over a horizontal line.

Dawn G. Abrahamson, City Clerk

**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 PM  
COUNCIL CHAMBERS  
JANUARY 9, 2018**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATIONS AND COMMENDATIONS**
  - A. PRESENTATION OF A PROCLAMATION TO MICHELE LEWIS-ADAMOU  
COMMEMORATING MORE THAN 29 YEARS OF SERVICE TO THE CITY OF  
VALLEJO**
  - B. PRESENTATION OF A PROCLAMATION HONORING WILLIAM  
MACKENZIE FOR HIS BRAVERY & HEROISM**
  - C. PRESENTATION OF A PROCLAMATION RECOGNIZING JANUARY 15,  
2018 AS DR. MARTIN LUTHER KING, JR. DAY**
- 5. SELECTION OF VICE MAYOR**
  - A. ADOPTION OF A RESOLUTION ELECTING A VICE MAYOR**
- 6. 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.*
- 7. 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.*
- 8. CONSENT CALENDAR AND APPROVAL OF AGENDA**

A. **APPROVAL OF MINUTES**

Recommendation: By motion, approve the City Council minutes for the meetings of 1) December 12, 2017 (special); 2) December 12, 2017 (regular); 3) December 19, 2017 (special; and 4) December 19, 2017 (regular)

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

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

B. **ADOPT A RESOLUTION AMENDING FISCAL YEAR (FY) 2017-18  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
BUDGET**

Recommendation: Adopt a Resolution to amend the FY 2017-18 CDBG Program Budget by increasing the expenditure budget by \$188,559 consisting of \$23,164 in additional funding and \$165,395 in prior year funds not automatically carried over.

Contact: Guy L. Ricca, Senior Community Development Analyst, (707) 648-4395

[Guy.Ricca@cityofvallejo.net](mailto:Guy.Ricca@cityofvallejo.net)

C. **ADOPT A RESOLUTION AMENDING FISCAL YEAR 2017-18 HOME  
INVESTMENT PARTNERSHIPS PROGRAM BUDGET**

Recommendation: Adopt a Resolution to amend the FY 2017-18 HOME Program Budget by increasing the expenditure budget by \$1,406,182 consisting of \$26,483 in additional funding and \$1,379,699 in prior year funds not automatically carried over.

Contact: Guy L. Ricca, Senior Community Development Analyst, (707) 648-4395

[Guy.Ricca@cityofvallejo.net](mailto:Guy.Ricca@cityofvallejo.net)

D. **ADOPT A RESOLUTION TO REMOVE ON-STREET PARKING ON WEST  
SIDE OF SONOMA BOULEVARD NEAR MEADOWS DRIVE**

Recommendation: Adopt a Resolution to remove on-street parking on the west side of Sonoma Boulevard from Meadows Drive to 1000 feet south of Meadows Drive to improve safety.

Contact: Terrance Davis, Public Works Director (707) 648-4301

[terrance.davis@cityofvallejo.net](mailto:terrance.davis@cityofvallejo.net)

E. **SCHOOL RESOURCE OFFICER PROGRAM MEMORANDUM OF  
UNDERSTANDING**

Recommendation: By motion, authorize the City Manager to execute the

Second Amendment to the Memorandum of Understanding (MOU) between the City of Vallejo and the Vallejo City Unified School District (VCUSD) for the School Resource Officer Program, subject to any non-substantive changes as approved by the City Attorney.

Contact: Lee Horton, Captain of Police (707) 648-4653  
[lee.horton@cityofvallejo.net](mailto:lee.horton@cityofvallejo.net)

F. **AUTHORIZE CITY MANAGER TO EXECUTE TELECOMMUNICATIONS GROUND-LEASE BETWEEN THE CITY OF VALLEJO AND GTE/MOBILNET - VERIZON**

Recommendation: By motion, authorize the City Manager to execute the ground lease for a five (5) year period, with four (4) additional five (5) year terms to extend, for a total maximum of 25 years in the amount of \$1,100 per month increasing annually by 3%, in substantially the same form as the agreement attached to this staff report, together with any additions thereto or changes therein deemed necessary or advisable by the City Attorney.

Contact: Joseph McNeill, Real Property & Asset Manager (707) 648-4343  
[jose.mcneill@cityofvallejo.net](mailto:jose.mcneill@cityofvallejo.net)

9. **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. **PUBLIC HEARING AND ADOPT RESOLUTION ACCEPTING 2017 ANNUAL PROGRESS REPORT (CALENDAR YEAR 2016) ON THE HOUSING ELEMENT**

Recommendation: Conduct a public hearing and upon completion, adopt a Resolution (Attachment 3) accepting the proposed 2017 Annual Progress Report (APR) and direct staff to submit it to the Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).

Contact: Afshan Hamid, AICP, Planning Manager (707) 648-4382  
[afshan.hamid@cityofvallejo.net](mailto:afshan.hamid@cityofvallejo.net)

B. **RECEIVE UPDATE AND ADOPT A RESOLUTION AMENDING LEGISLATIVE PRIORITIES AND ADVOCACY PROCEDURES**

Recommendation: Receive an update on completed 2017 legislative advocacy and adopt a Resolution (Attachment 1) amending legislative priorities and advocacy procedures for state and federal legislation for 2018.



Contact: Joanna Altman, Assistant to the City Manager, (707) 648-4362  
[joanna.altman@cityofvallejo.net](mailto:joanna.altman@cityofvallejo.net)

**C. CONTINUATION OF A PUBLIC HEARING AND INTRODUCE ORDINANCES TO AMEND TITLE 3 (REVENUE AND FINANCE) AND TITLE 16 (ZONING) OF THE VALLEJO MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS**

Recommendation: Re-open the public hearing that was continued from the December 12, 2017 meeting and upon completion, hold on first reading ordinances amending Title 3 (Revenue and Finance) and Title 16 (Zoning) of the Vallejo Municipal Code regarding Accessory Dwelling Units

Contact: Michelle Hightower, Senior Planner (707) 648-4506  
[michelle.hightower@cityofvallejo.net](mailto:michelle.hightower@cityofvallejo.net)

**D. AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENTS TO CONSULTING AGREEMENTS IN CONNECTION WITH THE VMT/ORCEM PROJECT**

Recommendation: By motion, authorize the City Manager to execute amendments to consulting agreement for: (1) RRM, in the amount of \$91,500, (2) Dudek, in the amount of \$62,730 and (3) Fehr & Peers, in the amount of \$76,500.

Contact: Jim Reese, Community & Economic Development Consultant, (707) 648-4163  
[jim.reese@cityofvallejo.net](mailto:jim.reese@cityofvallejo.net)

**10. INFORMATION CALENDAR**

**11. CITY MANAGER'S REPORT**

**12. CITY ATTORNEY'S REPORT**

**13. COMMUNITY FORUM**

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

**15. CLOSED SESSION**

**16. 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, January 4, 2018



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Bob Sampayan, Mayor

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Dated: Thursday, January 4, 2018



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Dawn G. Abrahamson, City Clerk