

REVISED AGENDA¹



City Hall
555 Santa Clara Street
Vallejo, CA 94590
www.cityofvallejo.net

VALLEJO CITY COUNCIL SPECIAL MEETING – 5:00 P.M. (CLOSED SESSION)

VALLEJO FLOOD & WASTEWATER DISTRICT SPECIAL MEETING – 6:30 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

MAY 22, 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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Sign up to receive City Communications via e-mail (www.cityofvallejo.net/living/connect)

Sign up to receive City updates and get connected with your neighbors on Nextdoor (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.

¹ Changed the starting time of the Vallejo Flood & Wastewater District Special Meeting from 6:00 p.m. to 6:30 p.m.

**CALL AND NOTICE OF
SPECIAL MEETING
AT 5:00 PM
OF THE VALLEJO CITY COUNCIL
MAY 22, 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 Labor Negotiators Pursuant to Government Code Section 54957.6. Negotiators: Greg Nyhoff, City Manager; Teri Killgore, Assistant City Manager; Ron Millard, Finance Director; Charles Sakai (Sloan, Sakai, Yeung & Wong, LLP); and Burke Dunphy (Sloan, Sakai, Yeung & Wong, LLP). Employee Organizations: International Association of Firefighter, Local 1186 (IAFF); Confidential, Administrative, Managerial, and Professional Association of Vallejo (CAMP); and International Brotherhood of Electrical Workers, Local 1245 (IBEW).

4. ADJOURNMENT

Dated: Thursday, May 17, 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, May 17, 2018.

Dated: Thursday, May 17, 2018



Dawn G. Abrahamson, City Clerk

**VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 PM
COUNCIL CHAMBERS
MAY 22, 2018**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATIONS AND COMMENDATIONS**
 - A. PRESENTATION OF A PROCLAMATION RECOGNIZING JUNE AS "PHILIPPINE CULTURAL MONTH"**
 - B. PRESENTATION OF A PROCLAMATION DECLARING THE WEEK OF MAY 20, 2018 AS "NATIONAL PUBLIC WORKS APPRECIATION WEEK"**
 - C. PRESENTATION OF A MEMORIAL PROCLAMATION IN HONOR OF CHIP CARTER**
 - D. PRESENTATION ON CALIFORNIA YOUTH ENERGY SERVICES RISING SUN PROGRAM**

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) May 8, 2018 (special); 2) May 8, 2018 (regular); 3) May 15, 2018 (special-closed session); and 4) May 15, 2018 (special)

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

Dawn.Abrahamson@cityofvallejo.net

B. ADOPTION OF AN ORDINANCE REGULATING COMMUNICATIONS FACILITIES

Recommendation: Adopt an Ordinance amending Vallejo Municipal Code Chapter 10.18 Regulating Telecommunications and Wireless Communications Facilities in the Public Right of Way and on Public Property.

Contact: Will Morat, Administrative Analyst II (707) 648-4109

Will.Morat@cityofvallejo.net

C. ON-CALL MISCELLANEOUS MAINTENANCE SERVICES CONTRACT

Recommendation: Authorize the City Manager to execute contracts with Emergency Construction Services and House of Acts for on-call maintenance work not to exceed \$750,000 throughout the term of their agreements.

Contact: Courtney Schreiner Lee, Administrative Analyst (707) 648-4092

courtney.schreinerlee@cityofvallejo.net

D. 1911 LANDSCAPE MAINTENANCE DISTRICTS ASSESSMENTS

Recommendation: Adopt the Resolution declaring the intent to levy assessments for 13 Landscape Maintenance Districts (LMDs) for Fiscal Year 2018-19 and setting a Public Hearing on this matter for June 12, 2018 at 7:00 p.m.

Contact: Carmen Cole, Public Works Engineering Administrative Analyst I (707) 648-4097

Carmen.Cole@cityofvallejo.net

E. 1972 HIDDENBROOKE MAINTENANCE DISTRICT ASSESSMENTS

Recommendation: Adopt a Resolution preliminary approving the Engineer's Report and declaring the intent to levy and collect assessments for the Hiddenbrooke Maintenance Districts (HMD) for FY 2018-19 and setting a Public Hearing on this matter for June 12, 2018 at 7:00 p.m.

Contact: Carmen Cole, Public Works Engineering Administrative Analyst I
(707) 648-4097
Carmen.Cole@cityofvallejo.net

F. **1972 NORTHEAST QUADRANT LANDSCAPE MAINTENANCE DISTRICT ASSESSMENTS**

Recommendation: Adopt a Resolution preliminarily approving the Engineer's Report and declaring the intent to levy and collect assessments for the Northeast Quadrant Landscape Maintenance District (LMD) for FY 2018-19 and setting a Public Hearing on this matter for June 12, 2018 at 7:00 p.m.

Contact: Carmen Cole, Public Works Engineering Administrative Analyst I
(707) 648-4097
Carmen.Cole@cityofvallejo.net

G. **1911 GLEN COVE I / II LANDSCAPE MAINTENANCE DISTRICT ASSESSMENTS**

Recommendation: Adopt a Resolution declaring the intent to levy and collect assessments for the Glen Cove I / II Landscape Maintenance District (LMD) for FY 2018-19 and setting a Public Hearing on this matter for June 12, 2018 at 7:00 p.m.

Contact: Carmen Cole, Public Works Engineering Administrative Analyst I
(707) 648-4097
Carmen.Cole@cityofvallejo.net

H. **1972 ACT LANDSCAPE MAINTENANCE DISTRICT ASSESSMENTS**

Recommendation: Adopt a Resolution preliminarily approving the Engineer's Report and declaring the intent to levy and collect assessments for 11 Landscape Maintenance Districts (LMDS) for FY 2018-19 and setting a Public Hearing on this matter for June 12, 2018 at 7:00 p.m.

Contact: Carmen Cole, Public Works Engineering Administrative Analyst I
(707) 648-4097
Carmen.Cole@cityofvallejo.net

I. **PURCHASE OF SEVEN 9-1-1 DISPATCH CONSOLES UNDER HGAC PRICING**

Recommendation: Authorize the City Manager to purchase seven 9-1-1 dispatch radio consoles in an amount not to exceed \$550,000.

Contact: Gregory Taylor, Chief Information Officer, (707) 648-4468
gregory.taylor@cityofvallejo.net

J. **QUITCLAIM A PORTION OF LANDSCAPE MAINTENANCE EASEMENT ON LOTS 16 AND 17 OF CORAL SEA VILLAGE SOUTH UNIT 1 SUBDIVISION, MARE ISLAND TO THE PROPERTY OWNER OF RECORD**

Recommendation: Adopt a Resolution to quitclaim a portion of the Landscape Maintenance Easement on Lots 16 and 17 of Coral Sea Village South Unit 1 to the property owner of record, Tyler Baker for lot 16 and Lennar of California Inc. for lot 17.

Contact: Jeanine Jackson, Associate Engineer, (707) 648-5306

Jeanine.Jackson@cityofvallejo.net

Allan A. Panganiban, Interim Assistant Public Works Director/City Engineer, (707) 648-4686

Allan.Panganiban@cityofvallejo.net

K. **LICENSE AGREEMENT AND MOU WITH RISING SUN ENERGY CENTER**

Recommendation: Authorize the City Manager to execute attached License Agreement (Attachment A) and attached Memorandum of Understanding (MOU) (Attachment B) with Rising Sun Energy Center to use the currently vacant City-owned room located on the third floor of 505 Santa Clara Street at no cost to implement the California Youth Energy Services (CYES) program in the City of Vallejo.

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

joanna.altman@cityofvallejo.net

L. **AGREEMENTS TO REIMBURSE VALLEJO FLOOD AND WASTEWATER DISTRICT FOR THE MARE ISLAND FORCE MAIN PROJECT COSTS**

Recommendation: Authorize the City Manager to execute agreements to reimburse Vallejo Flood and Wastewater District (VFWD) for the Mare Island Force Main project share for a total agreement amount not to exceed \$7,031,740.

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

Mike.Malone@cityofvallejo.net

M. **RESOLUTION OF SUPPORT OF CALIFORNIA STATE PROPOSITION 68**

Recommendation: Consider the adoption of a Resolution to support Proposition 68, the California Clean Water and Safe Parks Act appearing on the June 5, 2018 ballot.

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

joanna.altman@cityofvallejo.net

N. **NEIGHBORHOOD STABILIZATION PROGRAM LOAN AGREEMENT FOR THE SONOMA ESTATES PROJECT**

Recommendation: Adopt a resolution (Attachment 1) approving a Neighborhood Stabilization Program (NSP) Loan Agreement in the amount of \$969,612 with Community Housing Development Corporation (CHDC) for the acquisition and development of the Sonoma Estates Housing Project.

Contact: Will Morat, Interim Housing & Community Development Manager,
707-648-4109

will.morat@cityofvallejo.net

O. **AGREEMENT TO REIMBURSE IN-N-OUT BURGER FOR TRAFFIC SIGNAL**

Recommendation: Authorize the City Manager to execute an agreement to reimburse In-N-Out Burgers for up to 85% of the cost of the traffic signal, estimated to be \$430,000. The maximum authority to reimburse is 20% above the estimated price, which is \$516,000.

Contact: Allan Panganiban, Interim City Engineer (707) 648-4686

Allan.Panganiban@cityofvallejo.net

P. **GRANT AGREEMENT WITH THE U.S. BUREAU OF RECLAMATION**

Recommendation: Adopt a resolution authorizing the City Manager to execute a grant agreement with the U.S. Bureau of Reclamation and provide matching funds of \$1 million.

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

Mike.Malone@cityofvallejo.net

Richard Wilson, Engineering Manager (707) 648-4309

Richard.Wilson@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. **EMERGENCY ORDINANCES ON RECREATIONAL MARIJUANA CULTIVATION, DISTRIBUTION AND MANUFACTURING**

Recommendation:

Hold a public hearing, and introduce and adopt two emergency ordinances amending the Vallejo Municipal Code (VMC) Chapter 7.200 and Title 16 on recreational marijuana cultivation, manufacturing and distribution regulations

and zoning to become effective May 23, 2018, so long as they receive at least five affirmative votes. In the alternative, introduce the ordinances on a nonemergency basis tonight, then hold a second reading and adopt the ordinances on June 12, 2018, with an effective date of July 12, 2018. Receive a verbal update on the work of the Marijuana Ad-Hoc Sub-Committee.

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

B. INTRODUCTION OF AMENDMENTS TO THE MOBILE HOME PARKS RENT CONTROL ORDINANCE

Recommendation: Introduce an ordinance amending Vallejo Municipal Code (VMC) Chapter 5.64 on Mobile Home Parks Rent Control.

Contact: Will Morat, Interim Housing & Community Development Manager, 707-648-4109
will.morat@cityofvallejo.net

C. MARKETING AGREEMENT - NATIONAL LEAGUE OF CITIES SERVICE LINE WARRANTY PROGRAM

Recommendation: Authorize the City Manager to execute a Marketing Agreement with SLWA Insurance Services for the National League of Cities (NLC) Service Line Warranty Program, administered by Utility Service Partners, Inc., allowing NLC Service Line Warranty Program the use of the City logo in informing homeowners of the optional NLC Service Line Warranty Program.

Contact: Mike Malone, Water Department Director (707) 648-4308
mike.malone@cityofvallejo.net

D. APPROVE A MEMORANDUM OF UNDERSTANDING WITH VALLEJO-FAIRVIEW DEVELOPERS, LLC AND COSTCO WHOLESALE CORPORATION FOR THE CITY'S CONTRIBUTION TO PUBLIC IMPROVEMENTS AT THE COOKE PROPERTY

Recommendation: Authorize the City Manager to execute the attached Memorandum of Understanding (MOU) with Vallejo Fairview Developers, LLC (VFD) and Costco Wholesale Corporation (Costco) for the City's contribution of up to \$7.5 million in public improvements and infrastructure costs related to the development of the Cooke property.

Contact: Ron Gerber, Economic Development Manager, (707) 553-7283, Ron.Gerber@cityofvallejo.net
Alea Gage, Economic Development Project Manager, (707) 649-5454
Alea.Gage@cityofvallejo.net

E. CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH NEXGEN AM

Recommendation: Authorize the City Manager to execute the attached three year Consultant and Services Agreement with NEXGEN AM for the purchase and implementation of an asset management system in the amount not to exceed \$941,236.

Contact: Mey S. Saephan, Administrative Analyst I (707) 553-7239
mey.saephan@cityofvallejo.net

F. INTRODUCTION OF AN ORDINANCE AMENDING VALLEJO MUNICIPAL CODE CHAPTER 8.56 RELATING TO SOUND AND LIGHTING PERMITS

Recommendation: Introduce an Ordinance amending Chapter 8.56 of the Vallejo Municipal Code, "Operation of Sound Amplifying or Lighting Equipment."

Contact: Kelly Trujillo, Assistant City Attorney (707) 648-4545
kelly.trujillo@cityofvallejo.net

G. AMENDMENT TO CITY ATTORNEY'S EMPLOYMENT AGREEMENT

Recommendation: Authorize the Mayor to execute an amendment to the city attorney's employment agreement to reflect the rollover of an amount equal to Management Incentive Pay (MIP) (120 hours or 5.77% of salary) into salary effective July 1, 2018 and an additional 2% salary increase effective July 1, 2017, consistent with the rollover and increase given to the other executive unrepresented management employees; and that such new salary be posted in the publicly available pay schedules of the city. And provide Administrative Leave (80 hours or 3.9% of salary) annually beginning on July 1, 2018.

Contact: Ron Millard, Finance Director (707) 648-4592
Ron.Millard@cityofvallejo.net

9. INFORMATION CALENDAR

10. CITY MANAGER'S REPORT

11. CITY ATTORNEY'S REPORT

12. COMMUNITY FORUM

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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. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

- 13. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL**
- 14. CLOSED SESSION**
- 15. ADJOURNMENT**

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook (www.facebook.com/cityofvallejo)

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Dated: Thursday, May 17, 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, May 17, 2018.

Dated: Thursday, May 17, 2018



Dawn G. Abrahamson, City Clerk