

## AGENDA



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

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

**VALLEJO CITY COUNCIL  
SPECIAL MEETING – 6:00 P.M.  
(CLOSED)**

**VALLEJO HOUSING AUTHORITY  
SPECIAL 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

### JULY 24, 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 updates and get connected with your neighbors on Nextdoor ([www.nextdoor.com](http://www.nextdoor.com))



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 September 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 6:00 PM  
OF THE VALLEJO CITY COUNCIL  
JULY 24, 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. 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: Confidential, Administrative, Managerial, and Professional Association of Vallejo (CAMP) and International Brotherhood of Electrical Workers, Local 1245 (IBEW).
- 4. ADJOURNMENT**

Dated: Thursday, July 19, 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, July 19, 2018.

Dated: Thursday, July 19, 2018



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Dawn G. Abrahamson, City Clerk

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

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

**JULY 24, 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 CHAIR AND COMMISSIONERS 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. 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. APPROVAL OF MINUTES**

Recommendation: Approve the Vallejo Housing Authority meeting minutes of 1) June 26, 2018 (joint special meeting) and 2) June 12, 2018 (special).

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

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

**B. AMEND AND RESTATE THE LOAN TERMS UNDER THE REGULATORY AGREEMENT FOR THE SOLANO VISTA SENIOR APARTMENTS**

Recommendation: Authorize the Executive Director to approve a roll over to the current outstanding principal and accrued interest in the amount of \$600,000 by executing the amended and restated regulatory agreement and promissory note. Additionally, authorize the Executive Director to approve the assignment of the loan to Solano Vallejo AR, L.P. and extend the loan term. This will facilitate the acquisition and rehabilitation of the Solano Vista Senior

Apartments.

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

[will.morat@cityofvallejo.net](mailto:will.morat@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, July 19, 2018

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

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, July 19, 2018 .

Dated: Thursday, July 19, 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**

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

**JULY 24, 2018**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATIONS AND COMMENDATIONS**
  - A. PRESENTATION OF A PROCLAMATION IN RECOGNITION OF CAL MARITIME'S 75th ANNIVERSARY IN THE CITY OF VALLEJO**
  - B. URBAN SHIELD RED COMMAND 2018 PRESENTATION**
  - C. ECONOMIC DEVELOPMENT FUTURE PROJECTS UPDATE**
- 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 City Council minutes for the meetings of 1) July 10, 2018 (two special meeting minutes); 2) July 10, 2018 (regular); and 3) July 17, 2018 (special).

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

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

**B. ADOPTION OF ORDINANCES ON CODE TEXT AMENDMENTS REGARDING ACCESSORY DWELLING UNITS**

Recommendation: Adopt two ordinances amending Title 3 and amending Title 16 regarding accessory dwelling units (ADUs) (Title 16 ADU Ordinance).

Contact: Michelle Hightower, Senior Planner (707) 648-4506

[Michelle.Hightower@cityofvallejo.net](mailto:Michelle.Hightower@cityofvallejo.net)

**C. PAYMENT OF CLAIMS: MARCH - MAY**

Recommendation: Ratify the payment of claims for the period March 1, 2018 through May 31, 2018.

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

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

**D. AMEND THE FY 2018-19 BUDGET FOR THE BLUE ROCK SPRINGS GOLF COURSE REVITALIZATION PROJECT**

Recommendation: Adopt a resolution amending the Fiscal Year 2018-19 Budget recognizing a developer deposit of \$150,000 from Greg Norman Company and appropriating \$50,000 for consultant costs.

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

[will.morat@cityofvallejo.net](mailto:will.morat@cityofvallejo.net)

**E. AMENDMENT OF FY 2018-19 BUDGET TO APPROPRIATE EXPENDITURE OF \$31,040,000 FROM STEADFAST SETTLEMENT AGREEMENT**

Recommendation: Approve the Resolution to amend the Mare Island Conversion Fund #106 Fiscal Year 2018-2019 budget to appropriate funds in the amount of \$31,040,000 to be placed into the ESCA Contingency Fund to pay for expenditures associated with the ongoing Mare Island Environmental Remediation Project.

Contact: Erin Hanford, Admin Analyst II (707) 648-5406

[Erin.Hanford@cityofvallejo.net](mailto:Erin.Hanford@cityofvallejo.net)

**F. FISCAL YEAR 2018-19 ANNUAL ACTION PLAN**

Recommendation: Approve the proposed Fiscal Year (FY) 2018-19 Action Plan (Annual Action Plan), including the allocation of FY 2018-19 Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funds.

Contact: Chari Barrera, Administrative Analyst (707) 553-7204  
[chari.barrera@cityofvallejo.net](mailto:chari.barrera@cityofvallejo.net)

G. **RESOLUTION OPPOSING PROPOSITION 6 AND SUPPORTING SB1 "GAS TAX"**

Recommendation: Adopt a Resolution opposing Proposition 6 on the November 6, 2018 California state ballot, which would repeal SB 1, the State's "Gas Tax", signed by Governor Brown in 2017, which provides funding to support the maintenance and rehabilitation of local streets and roads.

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

H. **INITIAL PROJECT REPORT UPDATE AND FUNDING REQUEST FOR COMPLETION OF PHASE A OF THE VALLEJO STATION INTERMODAL FACILITY**

Recommendation: Adopt a Resolution approving an updated Initial Project Report (IPR) for the Vallejo Station Intermodal Facility Project and authorizing the City Manager to submit a request for a supplemental allocation of \$1,523,100 in Regional Measure 2 (RM2) funds to the Metropolitan Transportation Commission (MTC) to complete demolition of the existing Post Office building and construction of an interim parking lot.

Contact: Terrance Davis, Public Works Director (707) 648-4301  
[Terrance.Davis@cityofvallejo.net](mailto:Terrance.Davis@cityofvallejo.net)

I. **SECOND AMENDMENT TO AGREEMENT WITH BETH SCHOENBERGER**

Recommendation: Authorize the City Manager to execute the Second Amendment to the Consultant and Professional Services Agreement with Beth Schoenberger for Water transition management services and special projects, adding \$60,000 and three months, for a total new not to exceed amount of \$428,000 over the updated period of the contract: January 1, 2017 through November 30, 2018.

Contact: Mike Malone, Water Director, (707) 648-4307  
[Mike.Malone@cityofvallejo.net](mailto:Mike.Malone@cityofvallejo.net)

J. **AMENDMENT TO AGREEMENT WITH FALL CREEK ENGINEERING, INC. FOR GREEN INFRASTRUCTURE PLANS**



Recommendation: Authorize the City Manager to execute the first amendment to the Design Services Professional Agreement with Fall Creek Engineering Inc, increasing by \$75,000, bringing the total compensation under the contract to an amount not to exceed \$150,000, to provide technical assistance on the development of a Green Infrastructure Plan.

Contact: Allan Panganiban, Senior Civil Engineer (707) 648-4686

[Allan.Panganiban@cityofvallejo.net](mailto:Allan.Panganiban@cityofvallejo.net)

Derek Crutchfield, Recycling Coordinator (707) 648-5346

[Derek.Crutchfield@cityofvallejo.net](mailto:Derek.Crutchfield@cityofvallejo.net)

K. **APPROVE MATCHING FUNDS FOR CALIFORNIA OFFICE OF EMERGENCY SERVICES GRANT APPLICATION**

Recommendation: Authorize the City Manager to commit to match funds in the amount of \$238,650, as required for a grant application for funding through the California Office of Emergency Services, to be used to generate inundation maps for City water tanks.

Contact:

Mike Malone, Water Director (707) 648-4308

[Mike.Malone@cityofvallejo.net](mailto:Mike.Malone@cityofvallejo.net)

Richard Wilson, Engineering Manager (707) 648-4309

[Richard.Wilson@cityofvallejo.net](mailto:Richard.Wilson@cityofvallejo.net)

L. **FIRST AMENDMENT TO AGREEMENT WITH HDR ENGINEERING INC.**

Recommendation: Authorize the City Manager to execute the First Amendment to the Design Professional Services Agreement with HDR Engineering Inc. (HDR), increasing the compensation by \$164,128 to a total not to exceed \$541,166 to provide an engineering and economic analysis for a conceptual level assessment of potential modifications to the Lake Curry Dam Spillway.

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

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

Richard Wilson, Engineering Manager - Water (707) 648-4309

[richard.wilson@cityofvallejo.net](mailto:richard.wilson@cityofvallejo.net)

M. **SERVICES AGREEMENT - COUNTY OF SAN MATEO SHERIFF'S OFFICE**

## **FORENSIC LABORATORY**

Recommendation: Authorize the City Manager to negotiate and execute an agreement with the County of San Mateo for forensic laboratory and crime scene services, in an amount not to exceed \$450,000 over a term of three years in a form that is approved by the City Attorney.

Contact: Bonnie Mirante, Administrative Analyst II, (707) 648-5565  
[bonnie.mirante@cityofvallejo.net](mailto:bonnie.mirante@cityofvallejo.net)

## **N. FIRST AMENDMENT TO THE AGREEMENT WITH RSH CONSTRUCTION SERVICES**

Recommendation: Authorize the City Manager to execute a First Amendment to the Service Agreement with Canyon Springs Enterprises dba RSH Construction Services, extending the term to November 30, 2018 and adding \$78,000 to the cost (for repair work at the Skyview Reservoir Tank) for a new not to exceed total amount of \$131,680.

Contact: Mike Malone, Water Director (707) 648-4307  
[Mike.Malone@cityofvallejo.net](mailto:Mike.Malone@cityofvallejo.net)

## **O. NOTICE OF INTENT TO AMEND FISCAL YEAR 2018-19 BUDGET TO REFLECT DEPARTMENT OF HOMELAND SECURITY GRANT MONIES**

Recommendation: Provide notice of intent to amend the Fiscal Year 2018-19 General Fund Fire Department Budget to reflect revenues in the amount of \$150,000 from the Homeland Security Grant: Urban Area Security Initiatives Program and appropriate expenditures associated with the 2018 Urban Shield Red Area Command event.

Contact: John Ha, Fire Captain (707) 648-5302  
[John.Ha@cityofvallejo.net](mailto:John.Ha@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. PUBLIC HEARING - AMEND THE GENERAL PLAN 2040 LAND USE MAP**

Recommendation: Continue public hearing noticed for July 10, 2018 and continued to July 24, 2018, and upon conclusion, adopt a resolution to amend General Plan 2040's Land Use Map (General Plan Amendment).

Contact: Mark Hoffheimer, Senior Planner (707) 648-2610  
[mark.hoffheimer@cityofvallejo.net](mailto:mark.hoffheimer@cityofvallejo.net)

- B. EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE CITY OF VALLEJO AND NIMITZ GROUP REGARDING THE REDEVELOPMENT OF NORTH MARE ISLAND**
- Recommendation: Authorize City Manager to Execute an Exclusive Negotiating Agreement (ENA) between the City of Vallejo and the Nimitz Group LLC (Nimitz).
- Contact: Ron Gerber, Economic Development Manager (707) 553-7283  
[ron.gerber@cityofvallejo.net](mailto:ron.gerber@cityofvallejo.net)
- C. INTRODUCTION OF AN ORDINANCE CREATING A FLEET REPLACEMENT FUND AND APPROVE PURCHASE OF CITY FLEET VEHICLES**
- Recommendation: Introduce an Ordinance adding Chapter 3.80 to the Vallejo Municipal Code to establish the Fleet Replacement Fund as a revolving fund. Authorize the City Manager to purchase City vehicles scheduled and funded for replacement in FY 2018-19 in an amount not to exceed \$4,890,000.
- Contact: Terrance Davis, Public Works Director (707) 648-4301  
[terrance.davis@cityofvallejo.net](mailto:terrance.davis@cityofvallejo.net)
- D. WATER EXCHANGES WITH SOLANO COUNTY WATER AGENCY**
- Recommendation: Authorize the City Manager to execute the necessary documents to accept the projected \$1.2 million in revenues from Solano County Water Agency under its contract with the State Department of Water Resources for a one-time water exchange being facilitated on the City's behalf, and approve the notice of intent to amend the budget accordingly.
- Contact: Michael Malone, Water Director (707) 648-4308  
[mike.malone@cityofvallejo.net](mailto:mike.malone@cityofvallejo.net)
- E. INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 2.54. OF THE VALLEJO MUNICIPAL CODE ALLOWING THE USE OF A GOVERNMENTAL ENTITY CRIME INSURANCE POLICY**
- Recommendation: Introduce an ordinance amending Chapter 2.54 to allow for crime insurance to be purchased in place of a crime bond.
- Contact: Erika Leahy, Risk Analyst (707) 648-4143  
[Erika.Leahy@cityofvallejo.net](mailto:Erika.Leahy@cityofvallejo.net)
- F. DESIGNATE A VOTING DELEGATE AND ALTERNATE FOR THE BUSINESS PORTION OF THE ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE**

Recommendation: Designate a City of Vallejo voting delegate and voting alternate for the business portion of the Annual League of California Cities Conference.

Contact: Greg Nyhoff, City Manager (707) 648-4576

[Greg.Nyhoff@cityofvallejo.net](mailto:Greg.Nyhoff@cityofvallejo.net)

**9. INFORMATION CALENDAR**

**10. CITY MANAGER'S REPORT**

**11. CITY ATTORNEY'S REPORT**

**A. QUARTERLY REPORT FOR FISCAL YEAR 2017/2018, FOURTH QUARTER (APRIL - JUNE 2018)**

Recommendation: Informational report only. No action required.

Contact: Claudia Quintana, City Attorney (707) 648-4545

[Claudia.Quintana@cityofvallejo.net](mailto:Claudia.Quintana@cityofvallejo.net)

**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, July 19, 2018

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Bob Sampayan, Mayor

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Dated: Thursday, July 19, 2018

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Dawn G. Abrahamson, City Clerk