



## AGENDA

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

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

**FEBRUARY 26, 2019**

MAYOR  
Bob Sampayan

CITY COUNCIL  
Vice Mayor, Pippin Dew-Costa  
Hakeem Brown  
Robert H. McConnell  
Katy Miessner  
Hermie Sunga  
Rozzana Verder-Aliga, EdD

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

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.

Want more 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))



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.

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 5:00 PM  
OF THE VALLEJO CITY COUNCIL  
FEBRUARY 26, 2019**


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 Legal Counsel - Existing Litigation: Shawn Core v. City of Vallejo, Workers Compensation Appeals Board Case Number ADJ11074695, Pursuant to California Government Code Section 54956.9(a)
  - B. Conference with Labor Negotiators Pursuant to Government Code Section 54957.6. Negotiators: Greg Nyhoff, City Manager, Assistant City Manager Cardwell and Heather Ruiz, Human Resources Director; Employee Organizations: Vallejo Police Officers Association (VPOA).
  - C. Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8  
Property: 655 Columbus Parkway; City Negotiators: Greg Nyhoff, City Manager and Will Morat, Assistant to the City Manager; Negotiating Parties: Jeb Elmore, Chris Dillavou, Blue Rock Springs, LLC; Under Negotiation: Price and Terms of Payment
4. **ADJOURNMENT**

Dated: Thursday, February 21, 2019

  
\_\_\_\_\_  
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, February 21, 2019.

Dated: Thursday, February 21, 2019

  
\_\_\_\_\_  
Dawn G. Abrahamson, City Clerk

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

**FEBRUARY 26, 2019**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. PRESENTATIONS AND COMMENDATIONS**

**A. PRESENTATION OF A PROCLAMATION RECOGNIZING THE  
IMPORTANCE OF ADDRESSING ILLEGAL DUMPING PROBLEM IN THE  
CITY OF VALLEJO**

**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) February 12, 2019 (special) and 2) February 12, 2019 (regular).

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

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

**B. DESIGN PROFESSIONAL SERVICES AGREEMENT -- FOTH AND VAN DYKE & ASSOCIATES, INC.**

Recommendation: Authorize the City Manager to negotiate and execute a Design Professional Services Agreement with Foth and Van Dyke & Associates, Inc., for professional engineering services for the Vallejo Marina Maintenance and FEMA Dredging 2019 and Seawall Repair Projects, in the amount not to exceed \$280,220 in a form that is approved by the City Attorney.

Contact: Melissa L. Tigbao, City Engineer / Assistant Public Works Director  
(707) 648-4085

[Melissa.Tigbao@cityofvallejo.net](mailto:Melissa.Tigbao@cityofvallejo.net)

**C. AMENDMENT TO THE ACQUISITION AGREEMENT WITH LENNAR MARE ISLAND**

Recommendation: Authorize City Manager to execute the attached Eleventh Amendment to the Acquisition Agreement with Lennar Mare Island.

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

[erin.hanford@cityofvallejo.net](mailto:erin.hanford@cityofvallejo.net)

**D. APPROVE AN MOU WITH SOLANO COUNTY FOR HAZARD MITIGATION GRANT PROGRAM FUNDING**

Recommendation: Authorize the City Manager and the Mayor to sign a Memorandum of Understanding with the County to receive funding from the Hazard Mitigation Grant Program for the purposes of creating inundation maps for the water storage tanks and reservoirs throughout the City.

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

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

**E. AWARD CONSTRUCTION CONTRACT FOR THE HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) SONOMA BOULEVARD PROJECT TO ST. FRANCIS ELECTRIC, LLC.**

Recommendation: Adopt a Resolution approving project plans and specifications for the Highway Safety Improvement Program (HSIP) Sonoma Boulevard Project, and authorize the City Manager to award a construction contract in the amount of \$394,708.25, to St. Francis Electric., LLC., of San Leandro, California, in accordance with the approved plans and specifications.

Contact: Melissa L. Tigbao, Assistant Public Works Director/City Engineer,  
(707) 648-4085

[Melissa.Tigbao@cityofvallejo.net](mailto:Melissa.Tigbao@cityofvallejo.net)

F. **COUNCIL APPOINTMENTS TO VARIOUS COMMISSIONS, BOARDS AND COMMITTEES FOR THE YEAR 2019**

Recommendation: Adopt a resolution consenting to and approving various appointments to Commissions, Boards and Committees for 2019.

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

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

G. **CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH DYETT & BHATIA**

Recommendation: Authorize City Manager to execute a Master Consultant and Professional Services Agreement to update the City of Vallejo's Zoning Code with Dyett & Bhatia in a not to exceed amount of \$500,000.

Contact: Afshan Hamid, AICP, Planning Manager, 707-648-4382

[afshan.hamid@cityofvallejo.net](mailto:afshan.hamid@cityofvallejo.net)

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

[michelle.hightower@cityofvallejo.net](mailto:michelle.hightower@cityofvallejo.net)

H. **FIRST AMENDMENT TO AGREEMENT WITH RESTORATION MANAGEMENT COMPANY; RATIFICATION OF PAYMENTS FOR EMERGENCY REMEDIATION SERVICES**

Recommendation: Authorize the City Manager to execute the First Amendment to the Agreement with Restoration Management Company, and ratify payments totaling \$141,443.44 made to Restoration Management Company from October through December 2018 for emergency water damage remediation and restoration work performed at the city-owned facility located at 505 Santa Clara Street.

Contact: Roland Rojas, Assistant Maintenance Superintendent (707) 648-4557

[Roland.rojas@cityofvallejo.net](mailto:Roland.rojas@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. **STUDY SESSION ON VMC CHAPTER 5.05 - MARIJUANA BUSINESS LICENSE TAX**

Recommendation: Provide direction to staff on amending Vallejo Municipal Code (VMC) Chapter 5.05 Marijuana Business License Tax.

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

[joanna.altman@cityofvallejo.net](mailto:joanna.altman@cityofvallejo.net)

**B. AMENDMENT TO GENERAL PLAN 2040**

Recommendation: Adopt a Resolution of Intention to prepare an amendment to General Plan 2040 to reduce the allowed minimum residential densities to 16 dwelling units per acre (DU/A) in four General Plan Land Use Designations: District – North Gateway, Central Corridor, Neighborhood Corridor, and Business/Limited Residential.

Contact: Rob White, DPPD, Director of Planning and Development Services, 707-648-4163

[rob.white@cityofvallejo.net](mailto:rob.white@cityofvallejo.net)

Afshan Hamid, AICP, Planning Manager, 707-648-4382

[afshan.hamid@cityofvallejo.net](mailto:afshan.hamid@cityofvallejo.net)

**C. FISCAL YEAR 2018-19 MID-YEAR BUDGET ADJUSTMENTS**

Recommendation: Adopt a Resolution of Intention to amend the City's Fiscal Year 2018-19 Adopted Budget and amend Exhibit 1 of the City's Fiscal Year 2018-19 Positions and Salaries Resolution.

Contact: Rekha Nayar, Acting Finance Director (707) 648-4592

[Rekha.Nayar@CityofVallejo.net](mailto:Rekha.Nayar@CityofVallejo.net)

**D. 400 MARE ISLAND WAY BUDGET AMENDMENT AND AMENDMENT TO REAL PROPERTY PURCHASE AND SALE AGREEMENT**

Recommendation: Adopt a Resolution amending the FY 2018-19 budget to allow for the purchase of 400 Mare Island Way for \$13.45M and adopt a Resolution authorizing the City Manager to execute the Real Property and Sale Agreement and its First Amendment.

Contact: Anne Cardwell, Assistant City Manager (707) 648-4579

[anne.cardwell@cityofvallejo.net](mailto:anne.cardwell@cityofvallejo.net)

**E. PUBLIC ACCESS CABLE TELEVISION SERVICES AGREEMENT FOR VALLEJO COMMUNITY ACCESS TELEVISION (VCAT)**

Recommendation: Authorize the City Manager to execute a Public Access Cable Television Services Agreement with Vallejo Community Access Television (VCAT) providing interim funding for operations for the remainder of Fiscal Year(FY) 2018-19 in an amount not to exceed \$30,000 in a form that is approved by the City Attorney.

Contact: Anne Cardwell, Assistant City Manger (707) 648-4579

[anne.cardwell@cityofvallejo.net](mailto:anne.cardwell@cityofvallejo.net)

**9. INFORMATION CALENDAR**

**10. CITY MANAGER'S REPORT**

**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: February 21, 2019



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 member 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., February 21, 2019.

Dated: February 21, 2019



Dawn G. Abrahamson, City Clerk