

## 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 – 5:30 P.M. (CLOSED SESSION)**

### **VALLEJO FLOOD & WASTEWATER DISTRICT REGULAR MEETING – 6:00 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

**OCTOBER 9, 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 5:30 PM  
OF THE VALLEJO CITY COUNCIL  
OCTOBER 9, 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; Heather Ruiz, Human Resources Director; Ron Millard, Finance Director; Burke Dunphy (Sloan, Sakai, Yeung & Wong, LLP); Employee Organization: International Brotherhood of Electrical Workers Local 1245 (IBEW).

**4. ADJOURNMENT**

Dated: Thursday, October 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, October 4, 2018.

Dated: Thursday, October 4, 2018



Dawn G. Abrahamson, City Clerk

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

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

**OCTOBER 9, 2018**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATIONS AND COMMENDATIONS**
  - A. INTRODUCTION OF NEW EMPLOYEES**

**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) September 25, 2018 (special); 2) September 25, 2018 (regular); and 3) September 26, 2018 (special)

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

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

**B. ADOPTION OF AN ORDINANCE AMENDING CHAPTER 10.18 FOR WIRELESS COMMUNICATIONS**

Recommendation: Adopt an Ordinance amending Vallejo Municipal Code Chapter 10.18.160 regulating telecommunications and wireless communications facilities in the Public Right of Way (PROW) and on Public Property

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

[Will.Morat@cityofvallejo.net](mailto:Will.Morat@cityofvallejo.net)

**C. ADOPTION OF AN ORDINANCE CREATING RESIDENTIAL LIMITED PARKING AREAS AND AN ORDINANCE AMENDING VALLEJO MUNICIPAL CODE CHAPTER 8.12.030**

Recommendation: Adopt an Ordinance creating Residential Limited Parking by adding Chapter 8.27 of the Vallejo Municipal Code and adopt an ordinance amending Section 8.12.030, to add subsection (B), which was inadvertently deleted in April 2018

Contact: Allison Mattioli, Administrative Analyst II, Parking Division (707) 648-5407

[Allison.Mattioli@cityofvallejo.net](mailto:Allison.Mattioli@cityofvallejo.net)

**D. AMENDMENT TO MASTER LEGAL SERVICES AGREEMENT WITH BERTRAND, FOX, ELLIOT, OSMAN & WENZEL, A PROFESSIONAL CORPORATION**

Recommendation: Authorize the City Attorney to execute the First Amendment to the Master Legal Services Agreement with Bertrand, Fox, Elliot, Osman & Wenzel increasing compensation by \$200,000, bringing the total not to exceed amount under the contract to \$500,000, to provide representation in litigated cases as assigned by the City Attorney.

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

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

**E. AMEND THE BUDGET FOR TEMPORARY EXPENDITURES FROM THE GENERAL FUND**

Recommendation: Adopt a resolution amending the Fiscal Year 2018-19 Budget to reflect temporary expenditures from the General Fund for the demolition of buildings on North Mare Island, in an amount not to exceed \$1,500,000, to be fully reimbursed by the U.S. Department of Housing & Urban

Development (HUD) Section 108 Loan Funds.

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

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

F. **WAIVE CITY FEES FOR CAPITOL STREET STAIRS MOSAIC PROJECT**

Recommendation: Adopt a resolution waiving \$38,522 in City fees for the Capitol Street Stairs Mosaic Project.

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

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

G. **AMEND THE SALARY SCHEDULE FOR UNREPRESENTED MANAGEMENT GROUP TO UPDATE THE SALARY FOR THE ASSISTANT CITY MANAGER**

Recommendation: Adopt a resolution approving an amendment to the salary schedule for the position of Assistant City Manager increasing the salary by 4.3% annually, resulting in a new range of \$172,034.02 - \$209,108.43.

Contact: Heather Ruiz, Director Human Resources, (707) 648-4317

[Heather.ruiz@cityofvallejo.net](mailto:Heather.ruiz@cityofvallejo.net)

H. **ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS FOR THE WATERSTONE UNIT PHASE 1B/II AS COMPLETE**

Recommendation: Accept the subdivision improvements for the Waterstone Unit Phase 1B/II as performed by Shea Homes, L.P. as complete and authorize the City Clerk to file a notice of completion with the Solano County Recorder's Office.

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

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

I. **ACCEPTANCE OF THE IMPROVEMENTS FOR COLUMBUS PARKWAY AND BENICIA ROAD INTERSECTION WATERSTONE PHASE 1B/1C AS COMPLETE**

Recommendation: Accept the improvements for Columbus Parkway and Benicia Road Intersection known as Waterstone Phase 1B/1C as performed by Shea Homes, L.P. and authorize the City Clerk to file a notice of completion with the Solano County Recorder's Office.

Contact: Melissa Tigbao, Assistant Public Works Director/City Engineer

(707) 648-408

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

J. **BUDGET ADJUSTMENT TO REFLECT OFFICE OF TRAFFIC SAFETY GRANT**

Recommendation: Receive and file the City Manager's request to amend the Fiscal Year 2018-19 Office of Traffic Safety Fund and Police Department General Fund budgets to reflect revenues in the amount of \$175,000 from the State of California Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) and appropriate expenditures in the amount of \$175,000.

Contact: John Whitney, Captain of Police (707) 651-7105

[john.whitney@cityofvallejo.net](mailto:john.whitney@cityofvallejo.net)

K. **SUPPORT FOR FEDERAL FUNDING FOR MARE ISLAND**

Recommendation: Adopt a Resolution requesting the United States Federal Government (Federal Government) provide financial support to cities to rehabilitate and maintain former military installations.

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

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

L. **AMEND FY 18-19 AUTHORIZED POSITIONS SALARY AND BENEFITS LISTING FOR CAMP AND UNREPRESENTED EMPLOYEE GROUPS**

Recommendation: Adopt a Resolution directing staff to amend the FY 18-19 Authorized Positions Salary and Benefits Listing.

Contact: Janet Thiessen, Human Resources Program Manager, (707) 648-4106

[janet.thiessen@cityofvallejo.net](mailto:janet.thiessen@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. **NORTH MARE ISLAND-NIMITZ GROUP PROGRESS REPORT AND AUTHORIZING AN AMENDMENT TO THE EXCLUSIVE NEGOTIATING AGREEMENT**

Recommendation: Receive an update report from the The Nimitz Group, LLC (Nimitz Group) and City staff on progress of negotiations and development activity on North Mare Island; and Authorize an amendment to Exhibit B - Project Schedule of the Exclusive Negotiating Agreement (ENA) with the

Nimitz Group.

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

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

**B. AUTHORIZE THE CITY MANAGER TO EXECUTE A CONSERVATION EASEMENT ON 39.1 ACRES OF CITY OWNED OPEN SPACE NORTHEAST OF COLUMBUS PARKWAY**

Recommendation: Authorize the City Manager to execute conservation easements between the City of Vallejo Hiddenbrooke Unlimited LLC, and Wildlife Heritage Foundation (WHF) for the consideration amount of \$245,150 for City owned open space at the northeast corner of Columbus Parkway.

Contact: Ron Gerber (Ron.Gerber@CityofVallejo.net; 707-553-7283)

**C. CITY OF VALLEJO GRANT PROGRAM**

Recommendation: Approve the City of Vallejo Grant Program and authorize staff to release a request for proposals.

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

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

**D. COMMUNITY AND VOLUNTEER COORDINATOR POSITION**

Recommendation: Following discussion, provide direction to staff on the key duties, roles and descriptions of a Community and Volunteer Coordinator position.

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

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

**E. EMERGENCY ORDINANCE ON CUSTOM MARIJUANA MANUFACTURING**

Recommendation: Hold a public hearing, and based on the urgency of findings in the ordinance, introduce and adopt an emergency ordinance amending the Vallejo Municipal Code (VMC) Chapter 7.100 to add "custom marijuana manufacturing" to become effective October 10, 2018, so long as they receive at least five affirmative votes. In the alternative, introduce the ordinance on a non-emergency basis tonight, then hold a second reading and adopt the ordinance on October 23, 2018, with an effective date of November 22, 2018.

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

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

**F. APPOINTMENT TO THE SOLANO COUNTY COMMISSION FOR WOMEN AND GIRLS**

Recommendation: Make an appointment to fill the Vallejo citizen representative vacancy to the Solano Commission for Women and Girls.

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

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

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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, October 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, October 4, 2018.



Dated: Thursday, October 4, 2018



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Dawn G. Abrahamson, City Clerk