

## REVISED AGENDA<sup>1</sup>

### VALLEJO CITY COUNCIL SPECIAL MEETING – 4:30 P.M.



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

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

### JOINT CITY COUNCIL, HOUSING AUTHORITY & SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY SPECIAL MEETING – 6:45 P.M.

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

**NOVEMBER 12, 2019**

MAYOR  
Bob Sampayan

CITY COUNCIL  
Vice Mayor, Pippin Dew  
Hakeem Brown  
Robert H. McConnell  
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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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.

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<sup>1</sup>Added Consent Calendar Item 7P-Adoption of an Ordinance for Disposition and Development Agreement between City of Vallejo and Vallejo PSH, L.P.

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 4:30 PM  
OF THE VALLEJO CITY COUNCIL  
NOVEMBER 12, 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: Hutchins v. City of Vallejo, United States District Court, Northern District of California, Case No. 4:19-cv-05724-YGR, pursuant to California Government Code Section 54956.9(a)
- B. Conference with Legal Counsel-Anticipated Litigation: Significant Exposure to Litigation, pursuant to California Government Code Section 54956.9(d)(2).  
Number of Cases: One

**4. ADJOURNMENT**

Dated: Thursday, November 7, 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, November 7, 2019.



Dated: Thursday, November 7, 2019

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

**CALL AND NOTICE OF  
SPECIAL JOINT MEETING  
AT 6:45 PM  
OF THE  
VALLEJO CITY COUNCIL,  
VALLEJO CITY COUNCIL AS  
GOVERNING BOARD OF THE  
SUCCESSOR AGENCY TO THE  
FORMER VALLEJO  
REDEVELOPMENT AGENCY AND  
VALLEJO HOUSING AUTHORITY  
NOVEMBER 12, 2019**

MAYOR/CHAIR  
Bob Sampayan

MEMBERS:  
Pippin Dew, Vice Mayor/Vice  
Chair  
Hakeem Brown  
Robert H. McConnell  
Katy Miessner  
Hermie R. Sunga  
Rozzana Verder-Aliga  
Margie Verdán

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL, VALLEJO CITY COUNCIL AS GOVERNING BOARD OF THE SUCCESSOR AGENCY TO THE FORMER VALLEJO REDEVELOPMENT AGENCY, AND VALLEJO HOUSING AUTHORITY:

You are hereby notified that I do hereby call the Vallejo City Council, Vallejo City Council as Governing Board of the Successor Agency to the former Vallejo Redevelopment Agency Authority and Vallejo Housing Authority in a special joint session to consider only the matters stated on the agenda listed below.

NOTICE: Members of the public shall have the opportunity to address these governing bodies 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. **AWARD OF CONTRACT TO PERFORM AUDIT SERVICES**

Recommendation: Authorize the City Manager and Executive Director of the Housing Authority and Successor Agency to the Former Redevelopment Agency for the City of Vallejo to execute a professional services agreement with Lance, Soll & Lunghard, LLP ("LSL") for financial auditing services for the Fiscal Years ending June 2020-2022, with the option of two 1-year extensions, for an amount not to exceed \$550,000 in total for five years of service.

Contact: Rekha Nayar, Finance Director, 707-648-4592

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

4. **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.*

**5. ADJOURNMENT**

Thursday, November 7, 2019 Dated:

A handwritten signature in blue ink that reads "Dawn G. Abrahamson for". The signature is written in a cursive style.

Bob Sampayan, Mayor/Chair

I, Dawn Abrahamson, City Clerk/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 City Council, Successor Agency and the 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, November 7, 2019.

Dated: Thursday, November 7, 2019

A handwritten signature in blue ink that reads "Dawn G. Abrahamson". The signature is written in a cursive style.

Dawn G. Abrahamson, City Clerk/Secretary

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

**NOVEMBER 12, 2019**

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

**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) October 22, 2019 (special); 2) October 22, 2019 (regular); and 3) November 5, 2019 (special)

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

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

**B. PAYMENT OF CLAIMS: SEPTEMBER**

Recommendation: Ratify the payment of claims for the period September 1, 2019 through September 30, 2019.

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

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

C. **CONSULTANT PROFESSIONAL AGREEMENTS FOR ON-CALL FEDERAL CONSTRUCTION MANAGEMENT FIRMS**

Recommendation: Authorize the City Manager to execute separate Consultant Professional Agreements with four consulting firms, 4LEAF, Inc., CSG Consultants, Inc., Ghirardelli Associates, Inc., and Substrate, Inc., to provide on-call Federal Construction Management Services for three years with an option to extend for one additional year, in an amount not to exceed \$400,000 for each agreement.

Contact: Melissa L., Tigbao, Assistant Public Works Director/City Engineer, (707) 648-4085 [Melissa.Tigbao@cityofvallejo.net](mailto:Melissa.Tigbao@cityofvallejo.net)

D. **RAIL MAINTENANCE MEMORANDUM OF UNDERSTANDING AGREEMENT WITH ALSTOM TRANSPORTATION**

Recommendation: Authorize City Manager to execute Memorandum of Understanding Agreement with Alstom Transportation Inc.

Contact: Erin Hanford, Economic Development Program Manager (707) 648-5406;  
[erin.hanford@cityofvallejo.net](mailto:erin.hanford@cityofvallejo.net)

E. **FIBER ENTERPRISE FUND BUDGET AMENDMENT**

Recommendation: Adopt a resolution to amend the FY 2019-20 Fiber Enterprise Fund budget by increasing expenditures in the amount of \$60,000.

Contact: LaTanya Terrones, Project Analyst, 707-649-5454  
[latanya.terrones@cityofvallejo.net](mailto:latanya.terrones@cityofvallejo.net)

F. **FISCAL YEAR 2019-20 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM BUDGET AMENDMENT**

Recommendation: Receive and file the City Manager's request to amend Fiscal Year (FY) 2019-20 Community Development Block Grant (CDBG) Program Budget.

Contact: Judy Shepard-Hall, Housing & Community Development Division Manager (707) 648-4408  
[judy.shepard-hall@cityofvallejo.net](mailto:judy.shepard-hall@cityofvallejo.net)

G. **FISCAL YEAR 2019-20 HOME INVESTMENT PARTNERSHIPS PROGRAM BUDGET AMENDMENT**

Recommendation: Receive and file the City Manager's request to amend Fiscal Year (FY) 2019-20 Home Investment Partnerships (HOME) Program Budget.

Contact: Judy Shepard-Hall, Housing & Community Development Division  
Manager (707) 648-4408  
[judy.shepard-hall@cityofvallejo.net](mailto:judy.shepard-hall@cityofvallejo.net)

H. **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FISCAL YEAR 2020-21 FUNDING PROCESS**

Recommendation: Authorize the City Manager to approve a process for the allocation of Fiscal Year (FY) 2020-21 Community Development Block Grant (CDBG) Program and HOME Investment Partnerships (HOME) Program funding as outlined in this Staff Report.

Contact: Judy Shepard-Hall, Housing & Community Development Division  
Manager (707) 648-4408  
[judy.shepard-hall@cityofvallejo.net](mailto:judy.shepard-hall@cityofvallejo.net)

I. **ON-CALL TREE PRUNING AND REMOVAL SERVICES AGREEMENT WITH E Z TREE, INC.**

Recommendation: Authorize the City Manager to execute the Tree Pruning and Removal Services Agreement with E Z Tree, Inc. of Vallejo, California, in an amount not to exceed \$1,425,000.00 throughout the term of the agreement for on-call tree pruning and removal services.

Contact: Jason Lacey, Landscape Maintenance Manager, (707) 553-7219  
[Jason.Lacey@cityofvallejo.net](mailto:Jason.Lacey@cityofvallejo.net)

J. **SECOND AMENDMENT TO MASTER AGREEMENT WITH INTERWEST CONSULTING GROUP, INC.**

Recommendation: Authorize the City Manager to execute the Second Amendment to the Master Consultant and Professional Services Agreement with Interwest Consulting Group, Inc. by increasing the total not to exceed amount to \$2,500,000.

Contact: Melissa L. Tigbao, Assistant Public Works Director / City Engineer,  
(707)648-4085 [Melissa.Tigbao@cityofvallejo.net](mailto:Melissa.Tigbao@cityofvallejo.net)

K. **GRANT AGREEMENT WITH FIRST 5 SOLANO**

Recommendation: Authorize the City Manager to execute the Grant Agreement with First 5 Solano in the amount of \$100,000, for tenant improvements at the Vallejo First 5 Center.

Contact: Rekha Nayar, Finance Director. 707-648-4592  
[Rekha.Nayar@cityofvallejo.net](mailto:Rekha.Nayar@cityofvallejo.net)

L. **COLLECTION AGENCY CONTRACT RENEWAL WITH KELSTIN GROUP dba PACIFIC CREDIT SERVICES**

Recommendation: Authorize the City Manager to execute the Consultant and Professional Services Agreement with Kelstin Group, dba Pacific Credit Services for three years with an option to extend for two additional years.

Contact: Rekha Nayar, Finance Director. 707-648-4592

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

M. **ACCEPTING SUBDIVISION IMPROVEMENTS FOR CORAL SEA VILLAGE SOUTH UNIT 1, AREA 8D AS COMPLETE AND REDUCING THE BOND AMOUNT FOR CORAL SEA VILLAGE SOUTH UNIT 2, AREA 8C**

Recommendation:

Adopt a Resolution:

1. Accepting subdivision improvements for Coral Sea Village South Unit No. 1, Area 8D, as complete per the 8D Subdivision Improvement Agreement (SIA) and authorizing the City Clerk to file a notice of completion with the Solano County Recorder's Office; and
2. Reducing the amount for Improvement Bond No. 72BSBHP5502 for improvements to Coral Sea Village South Unit 2, Area 8C to \$925,013 to guarantee the remaining obligations to dedicate and transfer the sewer pumping station to Vallejo Flood & Wastewater District (VFWD) and Parcels A, B, C, D and E (pocket parks) to the City; and
3. Authorizing the replacement by Nimitz Group, LLC of the following three Lennar Mare Island, LLC Improvement Bonds: (1) Bond No. SU5021901 in the amount of \$ 622,577 to guarantee the remaining obligations to complete Club Drive Park (2) Bond No. 72BSBHP5501 in the amount of \$1,528,815 to cover the 8C subdivision landscape improvements to the pocket parks and (3) Bond No. 72BSBHP5502 in the reduced amount of \$925,013 to guarantee the remaining obligations of the 8C subdivision improvements including the dedication and transfer of the sewer pumping station to VFWD.

Contact: Will Morat, Assistant to the City Manager (707) 648-4109

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

N. **RATIFICATION OF LOCAL EMERGENCY DECLARATION**

Recommendation: Council ratify the declaration of emergency proclaimed by the City Manager on October 27, 2019 and terminate the emergency as of November 3, 2019.

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



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

O. **APPOINT COUNCIL MEMBER BROWN AS THE LIAISON TO THE CIVIL SERVICE COMMISSION**

Recommendation: Accept the Mayor's appointment of Councilmember Hakeem Brown as council liaison to the Civil Service Commission

Contact: Mayor Bob Sampayan (707) 648-4377

[Bob.Sampayan@cityofvallejo.net](mailto:Bob.Sampayan@cityofvallejo.net)

P. **ADOPTION OF AN ORDINANCE FOR THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF VALLEJO AND VALLEJO PSH, L.P.**

Recommendation: Adopt an Ordinance of the City of Vallejo approving the Disposition and Development Agreement by and between the City of Vallejo and Vallejo PSH, L.P.

Contact: Judy Shepard-Hall, Housing & Community Development Manager (707) 648-4408

[Judy.Shepard-Hall@cityofvallejo.net](mailto:Judy.Shepard-Hall@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. **APPROVE A LETTER TO COMMISSIONER WOREL REGARDING RESIGNATION FROM THE CIVIL SERVICE COMMISSION**

Recommendation: Approve the letter to Commissioner Worel regarding his resignation from the Civil Service Commission, which per his statements to City Council under public comment, will prompt his immediate resignation from the commission.

Contact: Anne Cardwell, Assistant City Manager (707) 648-4579  
[anne.cardwell@cityofvallejo.net](mailto:anne.cardwell@cityofvallejo.net)

B. **INTRODUCTION OF FOUR ORDINANCES AMENDING PARKING RESTRICTIONS; RESOLUTION AMENDING PAID PARKING PROGRAM AREA**

Recommendation: Introduction of four ordinances amending Vallejo Municipal Code chapters 2.68, 8.20, 8.24, and 8.26, and adopt a resolution revising public parking lot areas subject to the parking program.

Contact: Allison Mattioli, Administrative Analyst II, (707) 648-5407  
[allison.mattioli@cityofvallejo.net](mailto:allison.mattioli@cityofvallejo.net)

**C. INTRODUCTION OF AN ORDINANCE ESTABLISHING A WATER RATE ASSISTANCE PROGRAM**

Recommendation: Introduce an Ordinance amending Chapter 11.44 of the Vallejo Municipal Code, by adding Section 11.44.115, Bill Adjustment for Water Rate Assistance Program and adopt a resolution setting the amounts of bill credits under the program.

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

**D. VALLEJO WATERFRONT PARK NAMING**

Recommendation: Adopt a Resolution naming Vallejo Waterfront Park and its four sections, direct the City Manager to return with both a Park, Facilities and City Asset Naming Policy, and a new name for Independence Park.

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

**9. INFORMATION CALENDAR**

**10. CITY MANAGER'S REPORT**

**11. CITY ATTORNEY'S REPORT**

**12. 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. 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**

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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, November 7, 2019

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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, November 7, 2019.

Dated: Thursday, November 7, 2019

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Dawn G. Abrahamson, City Clerk