



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

AGENDA

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

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, Pippin Dew
Hakeem Brown
Robert H. McConnell
Katy Miessner
Hermie Sunga
Rozzana Verder-Aliga, EdD

OCTOBER 22, 2019

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.

**CALL AND NOTICE OF
SPECIAL MEETING
AT 6:00 PM
OF THE VALLEJO CITY COUNCIL
OCTOBER 22, 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 Labor Negotiators: pursuant to Government Code Section 54957.6 Negotiators: Greg Nyhoff, City Manager; Anne Cardwell, Assistant City Manager; Heather Ruiz, Human Resources Director; Rekha Nayar, Finance Director; Dania Torres Wong (Sloan, Sakai, Yeung & Wong, LLP). Employee Organization: International Association of Firefighters, Local 1186 (IAFF)

- 4. ADJOURNMENT**

Dated: Thursday, October 17, 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, October 17, 2019.



Dated: Thursday, October 17, 2019

Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF
SPECIAL MEETING
AT 6:45 PM
OF THE
VALLEJO HOUSING AUTHORITY
COUNCIL CHAMBERS
555 SANTA CLARA STREET,
VALLEJO, CA
OCTOBER 22, 2019**

CHAIR
Bob Sampayan

MEMBERS:
Pippin Dew, Vice Chair
Hakeem Brown
Robert H. McConnell
Katy Miessner
Hermie R. Sunga
Rozzana Verder-Aliga
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 Housing Authority minutes for the regular meeting of September 24, 2019

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

Dawn.Abrahamson@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.

A. AMEND AND RESTATE THE LOW AND MODERATE INCOME HOUSING ASSET FUND (LMIHAF) LOAN AGREEMENT

Recommendation: Authorize the City Manager as the Vallejo Housing Director to execute the attached Amended and Restated Low and Moderate Income Housing Asset Fund (LMIHAF) Loan Agreement by and between the Housing

Successor Agency of the City of Vallejo and Vallejo Permanent Supportive Housing (VPSH), LP for the Planning, Development, and Construction of Permanent Supportive Housing at 2118 Sacramento Street, and 2134-36 Sacramento Street.

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

judy.shepard-hall@cityofvallejo.net.

5. ADJOURNMENT

Dated: Thursday, October 17, 2019

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, October 17, 2019.

Dated: Thursday, October 17, 2019

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**

OCTOBER 22, 2019

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATIONS AND COMMENDATIONS**
 - A. PRESENTATION OF A PROCLAMATION IN RECOGNITION OF VETERANS DAY, NOVEMBER 11, 2019**
 - B. PRESENTATION OF A PROCLAMATION RECOGNIZING OCTOBER 2019 AS "FILIPINO-AMERICAN HISTORY MONTH"**
 - C. PRESENTATION BY WATER DEPARMENT ON ITS SUCCESS IN RESPONDING TO THE RECENT POWER OUTAGES**
- 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 regular meeting of October 8, 2019

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

Dawn.Abrahamson@cityofvallejo.net

B. AMENDMENT TO GRANT ADMINISTRATOR CONSULTING AGREEMENT WITH REGGIE BANKS

Recommendation: Authorize City Manager to execute Fifth Amendment to the Consultant Agreement for Grant Administrator with Reginald I. Banks for the management and oversight of Navy grant funds, extending the term to June 30, 2021, and increasing the contract amount from \$184,000 to a new not to exceed amount of \$220,000.

Contact: Erin Hanford, Economic Development Program Manager (707) 648-5406

erin.hanford@cityofvallejo.net

C. PURCHASE AGREEMENT - STAPLES INC.

Recommendation: Authorize the City Manager to execute the attached Purchase Agreement with Staples and create blanket Purchase Order(s) in an amount not to exceed \$120,000 for Fiscal Year 2019-20.

Contact: Jason Ackley, Administrative Analyst II, (707) 648-4306

Jason.Ackley@cityofvallejo.net

D. INVESTMENT MANAGEMENT SERVICES AGREEMENT

Recommendation: Authorize the City Manager to execute an agreement with Chandler Asset Management, Inc. to provide investment management services for a total cost not to exceed \$460,000 for a six year period. The not-to-exceed amount assumes the City's portfolio balance will increase each year.

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

Rehka.Nayar@cityofvallejo.net

E. APPLICATION FOR CALRECYCLE RUBBERIZED PAVEMENT GRANT

Recommendation: Adopt a resolution authorizing the City Manager to submit an application for the California Department of Resources Recycling and Recovery (CalRecycle) Rubberized Pavement Grant.

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

Melissa.Tigbao@cityofvallejo.net

F. FIBER INFRASTRUCTURE FISCAL YEAR 2019-20 BUDGET ADJUSTMENT

Recommendation: Receive and file the City Manager's request to amend the FY 2019-20 budget for the Fiber Enterprise Fund by increasing expenditures in the amount of \$60,000 to facilitate the City's fiber infrastructure program.

Contact: LaTanya Terrones, Project Analyst, 707-649-5454,
latanya.terrones@cityofvallejo.net

G. **SUBSTANTIAL AMENDMENT TO THE ACTION PLAN OF THE NEIGHBORHOOD STABILIZATION PROGRAM**

Recommendation: Approve the Substantial Amendment to the Action Plan of the Neighborhood Stabilization Program (NSP) for submission to the U.S. Department of Housing and Urban Development (HUD).

Contact: Judy Shepard-Hall, Housing and Community Development Manager (707) 648-4408
judy.shepard-hall@cityofvallejo.net

H. **REPORT ON EMERGENCY REPAIR OF MARITIME MAIN LINE**

Recommendation: Pursuant to City of Vallejo Municipal Code section 3.20.090(A)(1), the Water Department provides this Staff Report to describe the emergency, the actions taken and the number and amount of contracts let in connection with the emergency repair of the maritime main line.

Contact: Mike Malone, Water Director (707) 548-4308
mike.malone@cityofvallejo.net
Oscar Alcantar, Water Distribution Superintendent (707) 648-4105
oscar.alcantar@cityofvallejo.net

I. **REPORT ON EMERGENCY GENERATOR EQUIPMENT RENTAL**

Recommendation: Pursuant to City of Vallejo Municipal Code section 3.20.090(A)(1), the Water Department provides this Staff Report to advise the council describing the emergency, the actions taken and the number and amount of contract let in connection with the back-up generators in response to Pacific Gas & Electricity's Community Wildfire Safety Program (Public Safety Power Shut Off).

Contact: Mike Malone, Water Director (707) 648-4308
mike.malone@cityofvallejo.net
John Palesi, Water Facilities Superintendent (707) 648-4519
john.palesi@cityofvallejo.net

J. **AMEND AND REVIVE CONTRACT WITH SUNRISE GRADING & PAVING AND RATIFY EXPENDITURES**

Recommendation: Authorize the City Manager to execute an agreement

reviving and amending original contract with Sunrise Grading and Paving and ratifying \$71,000 in expenditures incurred for Contract No. 19-WD032 for a new total contract amount of \$329,544.00.

Contact: Mike Malone, Water Director (707) 548-4308

mike.malone@cityofvallejo.net

Oscar Alcantar, Water Distribution Superintendent (707) 648-4105

oscar.alcantar@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 TERM SHEET

Recommendation: Approve the Term Sheet for the North Mare Island Ground Lease and Purchase Option Agreement with The Nimitz Group, LLC.

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

will.morat@cityofvallejo.net

B. INTRODUCTION OF AN ORDINANCE FOR THE DISPOSITION AND DEVELOPMENT AGREEMENT AND APPROVAL OF HOME PARTNERSHIPS PROGRAM LOAN AGREEMENT WITH EDEN HOUSING, INC. AND VALLEJO PERMANENT SUPPORTIVE HOUSING, L.P.

Recommendation:

1. Introduce the Ordinance to adopt the attached Disposition Development Agreement (DDA) and authorize the City Manager to execute all additional exhibits between the City of Vallejo and Eden Housing, Inc (Eden) and DBA Vallejo Permanent Supportive Housing, L.P. (Developer) to construct and grant funding for an affordable housing project.
2. Authorize the City Manager to execute the Home Investment Partnerships Program Loan Agreement (HOME).

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

Judy.shepard-hall@cityofvallejo.net

9. INFORMATION CALENDAR

A. **UPDATE ON PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

Recommendation: Present a brief overview to City Council on the State of the Planning & Development Services Department. No action is required.

Contact: Steve Arnold, Chief Building Official (707) 648-4387

steve.arnold@cityofvallejo.net

Afshan Hamid, Planning Manager (707) 648-4382

afshan.hamid@cityofvallejo.net

Leslie Trybull, Administrative Analyst II (707) 649-7719

leslie.trybull@cityofvallejo.net

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

ADDITIONAL CITY INFORMATION

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Bob Sampayan, Mayor

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