



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

REVISED AGENDA¹
VALLEJO CITY COUNCIL
SPECIAL MEETING
(CLOSED SESSION) – 4:30 P.M.

SPECIAL MEETING – 6:00 P.M.

JULY 31, 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.

Want more City Information - Members of the public can:

Like us on Facebook (www.facebook.com/cityofvallejo)

Sign up to receive City Communications via e-mail (www.cityofvallejo.net/living/connect)

Sign up to receive City updates and get connected with your neighbors on Nextdoor (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.

^{1 1} The starting time of the Closed Session was changed to 4:30 p.m. with an additional item added to the agenda (Item C).

**CALL AND NOTICE OF
SPECIAL MEETING
AT 4:30 PM
OF THE VALLEJO CITY COUNCIL
JULY 31, 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; Charles Sakai (Sloan, Sakai, Yeung & Wong, LLP). Employee Organization: Vallejo Police Officers Association (VPOA)
- B. Conference with Legal Counsel: Anticipated Litigation: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2). Number of Cases: One
- C. Conference with Labor Negotiators Pursuant to Government Code Section 54957.6. City Designated Representatives: Councilmembers Miessner and Verder-Aliga. Unrepresented Employee: City Attorney

4. ADJOURNMENT

Dated: Tuesday, July 30, 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 12:00 p.m., Tuesday, July 30, 2019.

Dated: Tuesday, July 30, 2019

A handwritten signature in blue ink, reading "Dawn G. Abrahamson". The signature is fluid and cursive, with the first name "Dawn" and last name "Abrahamson" clearly legible, and "G." as a small middle initial.

Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF
SPECIAL MEETING
AT 6:00 PM
OF THE VALLEJO CITY COUNCIL
JULY 31, 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. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ACTION CALENDAR**

**A. LENNAR MARE ISLAND, LLC - NIMITZ GROUP, LLC TRANSACTION &
NORTH MARE ISLAND EXCLUSIVE NEGOTIATING AGREEMENT**

Recommendation:

Authorize the City Manager to:

1. Execute the Consent Agreement to the Transfer, Assignment, and Assumption Agreement (Transfer Agreement) that allows transfer of the Mare Island Development Agreement and Acquisition Agreement between the City and Lennar Mare Island, LLC to the Nimitz Group, LLC; and
2. Execute the Fourth Amended and Restated Exclusive Negotiation Agreement (ENA) with the Nimitz Group, LLC for North Mare Island.

Contact: Will Morat, Assistant to the City Manager, Economic Development,
will.morat@cityofvallejo.net, 707-648-4109

5. ADJOURNMENT

Dated: Wednesday, July 24, 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 12:00 p.m., Wednesday, July 24, 2019.

Dated: Wednesday, July 24, 2019



Dawn G. Abrahamson, City Clerk