



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

REVISED AGENDA¹
**VALLEJO CITY COUNCIL SPECIAL
MEETING – 5:00 P.M.**

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

JULY 23, 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.

Removal of the following item from the Closed Session Agenda:

Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8

Property: 485 Santa Clara Street (Vallejo Station Parking Structure, Phase B Garage, Parcel L4). City

Negotiators: Greg Nyhoff, City Manager; Will Morat, Assistant to the City Manager; and Terrance Davis,

Public Works Director. Negotiating Parties: Joe Callahan, Callahan Property Company; Under

Negotiation: Price and Terms of Payment

**CALL AND NOTICE OF
SPECIAL MEETING
AT 5:00 PM
OF THE VALLEJO CITY COUNCIL
JULY 23, 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. City Designated Representatives: Councilmembers Miessner and Verder-Aliga. Unrepresented Employee: City Attorney
- B. Conference with Legal Counsel-Existing Litigation: Pier Cendron v. City of Vallejo, Solano County Superior Court, Case No. FCS049040, Pursuant to California Government Code Section 54956.9(a)
- C. Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8
Property: North Mare Island (157 acres); City Negotiators: Greg Nyhoff, City Manager and Will Morat, Assistant to the City Manager; Negotiating Parties: Nimitz Group, LLC.; Under Negotiations: Price and Terms of Payment

4. ADJOURNMENT

Dated: Thursday, July 18, 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, July 18, 2019.

Dated: Thursday, July 18, 2019



Dawn G. Abrahamson, City Clerk

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

JULY 23, 2019

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

A. INTRODUCTION OF NEW EMPLOYEES

**B. PRESENTATION OF A PROCLAMATION DECLARING AUGUST 17, 2019
"NATIONAL CLEAR THE SHELTERS DAY"**

C. ECONOMIC DEVELOPMENT UPDATE

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) June 4, 2019 (special) and 2) June 5, 2019 (special)

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

Dawn.Abrahamson@cityofvallejo.net

B. CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT - WARNER CONSULTING

Recommendation: Authorize the City Manager to execute the attached Consultant and Professional Services Agreement with Warner Consulting in an amount not to exceed \$425,000 for on-call fire investigation and fire prevention services.

Contact: Courtney Schreiner Lee, Administrative Analyst II (707) 648-4092
courtney.schreinerlee@cityofvallejo.net

C. AMENDMENT TO CONSULTANT AND PROFESSIONAL SERVICES WITH DUDEK ENVIRONMENTAL

Recommendation: Authorize the City Manager to execute the Sixth Amendment to Dudek Environmental, to increase the contract amount by \$13,136, bringing the total not-to-exceed amount to \$887,337.

Contact: Afshan Hamid, Planning Manager (707) 648-4382
afshan.hamid@cityofvallejo.net

D. LEASE AGREEMENTS WITH PNC EQUIPMENT FINANCE

Recommendation: Adopt a resolution authorizing the City Manager to execute two Lease Agreements with PNC Equipment Finance, LLC., for golf and utility carts at Blue Rock Springs Golf Course, the Vallejo Marina and City Hall, for a four year term in an amount not to exceed \$675,000.

Contact: Justin Peters, Real Property and Asset Manager (707) 648-4343
justin.peters@cityofvallejo.net

E. AWARD CONSTRUCTION CONTRACT FOR THE FLORIDA AND CAROLINA STREETS PAVEMENT REHABILITATION PROJECT

Recommendation: Adopt a Resolution approving project plans and specifications for the Florida and Carolina Streets Pavement Rehabilitation Project, and authorize the City Manager to award a construction contract in the amount of \$807,761.41, to Team Ghilotti, Inc, of Petaluma, California, in accordance with the approved plans and specifications.

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

F. AWARD CONSTRUCTION CONTRACT FOR VALLEJO MARINA MAINTENANCE DREDGING 2019 PROJECT

Recommendation: Adopt a Resolution approving the project plans and specifications for the Vallejo Marina Maintenance Dredging 2019 Project and

authorizing the City Manager to execute a construction contract in the amount of \$824,392.20 with Lind Marine, Inc., Petaluma, California, in accordance with the approved plans and specifications.

Contact: Terrance Davis, Public Works Director, (707) 648-4301

Terrance.Davis@cityofvallejo.net

**G. REJECT ALL BIDS FOR THE SAFE ROUTES TO SCHOOLS
INFRASTRUCTURE AND NON-INFRASTRUCTURE PROJECT IN THE
CITIES OF BENICIA, RIO VISTA, AND VALLEJO**

Recommendation: Adopt a Resolution rejecting all bids for the Safe Routes To School Infrastructure and Non-Infrastructure in the Cities of Benicia, Rio Vista, and Vallejo Project Federal Aid Project No.: ATPL-5030(062).

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

Melissa.Tigbao@cityofvallejo.net

**H. DESIGN PROFESSIONAL AGREEMENTS FOR ON-CALL GEOTECHNICAL
ENGINEERING AND MATERIAL TESTING FIRMS - ALAN KROPP &
ASSOCIATES INC., BSK ASSOCIATES, GEOCON CONSULTANTS INC.,
AND TWINING INC.**

Recommendation: Authorize the City Manager to execute separate Design Professional Agreements with four consulting firms, Alan Kropp & Associates, Inc., BSK Associates, Geocon Consultants, Inc., and Twining, Inc., to provide on-call Geotechnical Engineering & Materials Testing Services for three years with an option to extend for one additional year, in an amount not to exceed \$250,000 for each agreement.

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

Melissa.Tigbao@cityofvallejo.net

**I. DESIGN PROFESSIONAL AGREEMENTS FOR ON-CALL HAZARDOUS
MATERIALS FIRMS - TERRACON CONSULTANTS, INC., NINYO AND
MOORE, AND MILLENIUM CONSULTING ASSOCIATES**

Recommendation: Authorize the City Manager to execute separate Design Professional Agreements with three consulting firms, Terracon Consultants, Inc., Ninyo and Moore, and Millenium Consulting Associates to provide on-call Hazardous Materials Services for three years with an option to extend for one additional year, in an amount not to exceed \$250,000 for each agreement.

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

Melissa.Tigbao@cityofvallejo.net

J. **METER SUPPLIES AGREEMENT**

Recommendation: Authorize the City Manager to execute the attached Equipment Purchase Agreement with Sensus USA, Inc., in an amount not to exceed \$300,000, for the purchase of large meters, as an exemption to competitive bidding in the best interest of the city by reason of training of city personnel and equipment compatibility.

Contact: Oscar Alcantar, Water Distribution Superintendent (707) 648-4105
oscar.alcantar@cityofvallejo.net

K. **MARE ISLAND SERVICES 2005-1B CFD FUND 114 BUDGET AMENDMENT**

Recommendation: Adopt a Resolution (Attachment 1) to amend the Mare Island 2005-1B Services CFD Fund 114 Fiscal Year 2019-20 Budget by removing the revenues anticipated to be collected in the amount of \$112,254.

Contact: Erin Hanford, Economic Development Program Manager (707) 648-5406
Erin.Hanford@cityofvallejo.net

L. **AUTHORIZE REFUNDING 2006 & 2013 WATER REVENUE BONDS**

Recommendation: Adopt a Resolution authorizing the issuance of not-to-exceed \$43,400,000 principal amount of Water Revenue Refunding Bonds, Series 2019, authorizing and directing execution of a Third Supplement to Water Revenue Bond Indenture, approving a Bond Purchase Agreement, an Official Statement and a Continuing Disclosure Agreement and authorizing other official action.

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

M. **AB 1600 ANNUAL REPORT**

Recommendation: Adopt a Resolution accepting, filing and making the findings identified in the attached AB 1600 Development Impact Fee Report for the fiscal year ended June 30, 2018.

Contact: Rekha Nayar, Finance Director (707) 648-4592
Rekha.Nayar@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. PUBLIC HEARING AND ADOPTION OF AN ORDINANCE ESTABLISHING DISTRICT BASED ELECTIONS FOR CITY OF VALLEJO COUNCIL MEMBERS

Recommendation: Hold public hearing and then adopt an ordinance adding Chapter 2.01 City Council District Elections with Map 616 and election sequence option 1.

Contact: Kelly Trujillo, Assistant City Attorney (707) 648-4545
kelly.trujillo@cityofvallejo.net

B. BEAUTIFICATION COMMISSION GOALS FY 2019-20

Recommendation: Adopt a Resolution approving the Beautification Commissions FY 2019-20 Goals and approve amending the Beautification Commission budget to appropriate \$15,000 from the General Fund.

Contact: Derek Crutchfield, Recycling Coordinator (707) 648-5346
Derek.Crutchfield@cityofvallejo.net

C. REPORT ON PURCHASING TROUBLESHOOTING PROJECT; RATIFY TWO PAST EXPENDITURES

Recommendation: Receive report on the City Purchasing Troubleshooting Project; provide feedback on proposed changes to the City's Municipal Code; and, approve agreements ratifying past expenditures for security services on behalf of the Hiddenbrooke Property Owners Association (HPOA) totaling \$1,255,438.70 for the period July 1, 2011 to January 31, 2019, and for tree maintenance services with EZ Tree Services totaling \$169,084 for the period July 1, 2017 to October 23, 2018.

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

D. PUBLIC HEARING: ESTABLISH UNDERGROUND UTILITY DISTRICT NO. 19-1 ALONG SACRAMENTO STREET BETWEEN PIKE STREET AND FRISBIE STREET

Recommendation: Conduct a public hearing and after consideration, adopt a Resolution establishing the Sacramento Street Underground Utility District (No. 19-1), located between Pike Street and Frisbie Street, in accordance with the attached Sacramento Street Underground Utility District (No. 19-1) Area Map

(Exhibit A).

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

Melissa.Tigbao@cityofvallejo.net

E. DESIGNATE A VOTING DELEGATE AND ALTERNATE FOR THE BUSINESS PORTION OF THE ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE

Recommendation: Designate a City of Vallejo voting delegate and voting alternate for the business portion of the Annual League of California Cities Conference.

Contact: Greg Nyhoff, City Manager (707) 648-4576

Greg.Nyhoff@cityofvallejo.net

9. INFORMATION CALENDAR

A. UPDATE ON DOJ, ASSESSMENT AND CHIEF RECRUITMENT

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

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)

Dated: Thursday, July 18, 2019

A handwritten signature in blue ink, appearing to read "Dawn G. Abrahamson for", written over a horizontal line.

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, July 18, 2019.

Dated: Thursday, July 18, 2019

A handwritten signature in blue ink, appearing to read "Dawn G. Abrahamson", written over a horizontal line.

Dawn G. Abrahamson, City Clerk