

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

DECEMBER 15, 2020

PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833.

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment

VIEW THE MEETING:

There are three different ways you can view this public meeting:

- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://ZoomRegular.Cityofvallejo.net>

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

Due to the Coronavirus emergency, all City Council meetings will be held via teleconference. Members of the public may provide public comments during the City Council Meeting via ZOOM

<https://ZoomRegular.CityofVallejo.net>

Option to join by phone:

Dial (669) 900-6833

Enter Meeting ID: 914 0075 0676#

Press *9 to digitally raise your hand from the phone

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5. FIRST COMMUNITY FORUM

*Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold City Council meetings via teleconference. Any interested members of the public desiring to communicate with the City Council as part of the First Community Forum may do so via ZOOM:(<https://ZoomRegular.Cityofvallejo.net>), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone.*

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment. 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

*Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold City Council meetings via teleconference. Any interested members of the public desiring to communicate with the City Council as part of the Public Comment Regarding Consent Calendar Items may do so via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to diigitally raise your hand from the phone. For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment.*

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. ADOPTION OF AN ORDINANCE AMENDING VALLEJO MUNICIPAL CODE CHAPTER 3.20 REGARDING PURCHASING

Recommendation: Adopt an Ordinance amending Chapter 3.20 of the Vallejo Municipal Code to allow Public Works staff to perform public works projects that staff is capable of performing

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

Melissa.Tigbao@cityofvallejo.net

B. NOTICE OF INTENT TO AMEND FY 2020-21 MARINA FUND BUDGET

Recommendation: Provide notice of intent to amend the Marina Fund budget to recognize grant revenue and authorize expenditure of funds.

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

Terrance.Davis@cityofvallejo.net

C. **ACCEPTANCE OF THE DOWNTOWN PARKING LOTS REHABILITATION PROJECT**

Recommendation: Accept the Downtown Parking Lots Rehabilitation Project, performed by Lister Construction, Inc., of Vacaville, California, as complete and authorize and direct the City Clerk to file a notice of completion with the Solano County Recorder's Office.

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

Terrance.Davis@cityofvallejo.net

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

Melissa.Tigbao@cityofvallejo.net

D. **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FISCAL YEAR 2021-22 FUNDING PROCESS**

Recommendation: Authorize the City Manager to approve a process for the allocation of Fiscal Year (FY) 2021-22 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 Program Manager (707) 648-4408

judy.shepard-hall@cityofvallejo.net

E. **AUTHORIZE THE CITY MANAGER TO EXECUTE A CONSULTANT AGREEMENT WITH ICMA-RC TO BECOME THE SOLE DEFERRED COMPENSATION PROVIDER FOR THE CITY OF VALLEJO**

Recommendation: Authorize the City Manager to execute the Consultant Agreement with ICMA-RC to become the sole deferred compensation provider for the City of Vallejo.

Contact: Sarah Brannick, Human Resources Program Manager (707) 648-5346

Sarah.Brannick@cityofvallejo.net

F. **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, 2020.

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

Terrance.Davis@cityofvallejo.net

G. **AMENDMENT TO DESIGN PROFESSIONAL SERVICES AGREEMENT WITH WSP USA, INC.**

Recommendation: Authorize the City Manager to execute the Second Amendment to the Design Professional Services Agreement with WSP, USA, Inc., of Sacramento, California, for Mare Island Causeway Bridge Preventative Maintenance Project design services to increase the contract amount from \$394,235 to \$961,866.

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

Terrance.Davis@cityofvallejo.net

Melissa L. Tigbao, Assistant Public Works Director/City Engineer

Melissa.Tigbao@cityofvallejo.net

H. **SECOND AMENDMENT TO CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT FOR AKIN GUMP STRAUS HAUER & FELD**

Recommendation: Authorize the City Manager to execute a Second Amendment to the Consultant and Professional Services Agreement with Akin Gump for legislative affairs services, increasing the contract from \$90,000 to a new not to exceed amount of \$210,000 and extending the term to December 31, 2021.

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

Terrance.Davis@cityofvallejo.net

I. **AWARD CONSTRUCTION CONTRACT FOR CAPITOL STAIRS MOSAIC PROJECT**

Recommendation: Adopt a Resolution approving the project plans and specifications for the Capitol Street Stairs Project and authorizing the City Manager to execute a construction contract in the amount of \$187,220 with HM Construction, Inc., of Hercules, California, in accordance with the approved plans and specifications.

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

Terrance.Davis@cityofvallejo.net

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

Melissa.Tigbao@cityofvallejo.net

J. AGREEMENT WITH E SOURCE FOR ADVANCED METERING INFRASTRUCTURE CONSULTING SERVICES

Recommendation: Authorize the City Manager to execute a Consultant and Professional Services Agreement with E Source (formerly UtiliWorks) of Boulder, Colorado, in the amount of \$214,560, to provide specialized Advanced Metering Infrastructure (AMI) consulting services to the City of Vallejo's Water Department.

Contact: Mike Malone, Water Director (707) 648-4308

mike.malone@cityofvallejo.net

Mark Quady, PE, Water Engineering Manager (650) 648-4309

mark.quady@cityofvallejo.net

K. RECEIVE & FILE COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR THE FISCAL YEAR ENDED JUNE 30, 2020

Recommendation: Receive and file the City's Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2020.

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

Rekha.Nayar@cityofvallejo.net

L. REAFFIRM PROCESS FOR INSTALLATION OF NEWLY ELECTED MAYOR & COUNCILMEMBERS

Recommendation: Reaffirm the process to conduct the Oath of Office and Installation of the newly elected Mayor and Councilmembers to Districts 1, 3 and 6 as discussed at the December 8 regular City Council meeting.

Staff is presenting Plan A (Current COVID-19 Widespread Purple Tier) and Plan B (Regional Shelter at Home Order).

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

Dawn.Abrahamson@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. NOTICE: Members of the public wishing to address the Council on Action Calendar Items may do so via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone.*

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A. **APPOINTMENTS TO PLANNING, CULTURE & THE ARTS AND ECONOMIC VITALITY COMMISSIONS AND THE VALLEJO HOUSING AUTHORITY FOR TENANT COMMISSIONERS**

Recommendation:

Adopt a Resolution making the following appointments:

1. 1 appointment to the Planning Commission for a term to expire 6/30/23.
2. 2 appointments to the Culture & the Arts Commission for terms to expire 12/31/24
3. 1 appointment to the Economic Vitality Commission for a term to expire 6/30/22 and 1 appointment for a term to expire 6/30/23
4. 2 Vallejo Housing Authority Board Tenant Commissioner appointments for terms to expire 12/31/22

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

Dawn.Abrahamson@cityofvallejo.net

B. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO AMENDING SECTION 2.10.126 AND ADDING SECTIONS 2.10.130, 2.10.131, AND 2.10.132 TO CHAPTER 2.10 (ADMINISTRATIVE ORGANIZATION) OF THE VALLEJO MUNICIPAL CODE RELATING TO THE WATER DEPARTMENT**

Recommendation:

1. Introduce an ordinance amending section 2.10.126 and adding sections 2.10.130, 2.10.131, and 2.10.132 to Chapter 2.10 (Administrative Organization) of the Vallejo Municipal Code relating to the Water Department.
2. Allow reading of the ordinance by title only, waive reading of the entire ordinance pursuant to Government Code section 25131, and set the second hearing for adoption of the ordinance for December 15, 2020.

Contact: Michael Malone, Water Director, (707) 648-4307

mike.malone@cityofvallejo.net

C. NORTH MARE ISLAND TERM SHEET UPDATE AND ENA 5th AMENDMENT

Recommendation: Approve the new Term Sheet for the North Mare Island Disposition and Development Agreement or Purchase Sale Agreement with The Nimitz Group, LLC, and authorize the City Manager to execute the Fifth Amended and Restated Exclusive Negotiation Agreement (ENA) with the Nimitz Group, LLC for North Mare Island.

Contact: Gillian Hayes, Interim Deputy City Manager,

Gillian.Hayes@cityofvallejo.net

Paul Kelley, Economic Development Director, Paul.Kelley@cityofvallejo.net

Erin Hanford, Mare Island Project Manager, Erin.Hanford@cityofvallejo.net

Veronica Nebb, City Attorney, Veronica.nebb@cityofvallejo.net

Dylan Brady, Deputy City Attorney II, Dylan.Brady@cityofvallejo.net

D. CONSIDERATION OF APPROVAL OF A MASTER AGREEMENT AND ASSOCIATED DOCUMENTS TO UNWIND THE EXISTING FINANCING STRUCTURE AND TRANSFER OWNERSHIP OF THE EMPRESS THEATER TO THE CITY OF VALLEJO; NOTICE OF A PROPOSED BUDGET AMENDMENT TO PAY TRIAD AS PART OF THE TRANSFER OF OWNERSHIP

Recommendation: Staff recommends that the City Council authorize the City Manager to execute a Master Agreement and supporting documents to complete the exit of Triad Communities L.P. ("Triad"), and dissolve a series of holding companies left over from the tax credit financing plan. With the developer's exit, the City will have direct control of the Theater and will be positioned to negotiate a new Theater operator lease for ongoing community arts programming. In addition, staff recommends that the City Council receive the notice of a proposed budget amendment to be presented to City Council at its meeting on December 21, 2020.

Contact: Randy J. Risner, Chief Assistant City Attorney (707) 648-4545

randy.risner@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

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, December 10, 2020

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 1:00 p.m., Thursday, December 10, 2020.



Dated: Thursday, December 10, 2020

Dawn G. Abrahamson, City Clerk