

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

MAY 25, 2021

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. REPORT OUT OF CLOSED SESSION**
- 5. 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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6. 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.

7. 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.

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the special meetings of May 5 and 6 and the special and regular meetings of May 11, 2021

Contact: Dawn G. Abrahamson, City Clerk (707) 648-4527

Dawn.Abrahamson@cityofvallejo.net

B. WAIVE READING AND AUTHORIZE INTRODUCTIONS AND/OR ADOPTION OF ORDINANCES BY TITLE ONLY

Recommendation: Waive reading and authorize introductions and/or adoption of any and all ordinances on this Agenda, if any, by title only. This is a standard procedural action so the City Council does not have to read an ordinance in its entirety.

Contact: Dawn G. Abrahamson, City Clerk (707) 648-4527

Dawn.Abrahamson@cityofvallejo.net

C. ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR ESTABLISHING A PUBLIC HEARING ON JUNE 8, 2021 FOR AD VALOREM ASSESSMENTS FOR PROPERTIES IN THE 1911 ACT LANDSCAPE MAINTENANCE DISTRICTS

Recommendation: Adopt a Resolution approving the Engineer's Report declaring the intent to levy assessments for 14 Landscape Maintenance Districts (LMDs) for Fiscal Year (FY) 2021-22 and setting a Public Hearing on this matter for June 8, 2021 at 7:00pm.

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

terrance.davis@cityofvallejo.net

Jason Lacey, Landscape Maintenance Manager, (707) 553-7219

Jason.Lacey@cityofvallejo.net

D. ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR ASSESSMENT ON PROPERTIES IN THE HIDDENBROOKE MAINTENANCE DISTRICT AND SETTING A PUBLIC HEARING FOR JUNE 8, 2021

Recommendation: Adopt a Resolution preliminarily approving the Engineer's Report and declaring the intention to levy and collect assessments for the Hiddenbrooke Maintenance District (HMD) for Fiscal Year (FY) 2021-2022 and setting a Public Hearing on this matter for June 8, 2021 at 7:00 PM.

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

terrance.davis@cityofvallejo.net

Jason Lacey, Landscape Maintenance Manager, (707) 553-7219

Jason.Lacey@cityofvallejo.net

E. ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR ASSESSMENTS ON PROPERTIES IN THE 1972 ACT LANDSCAPE MAINTENANCE DISTRICTS AND SETTING A PUBLIC HEARING FOR JUNE 8, 2021

Recommendation: Adopt a resolution preliminarily approving the Engineer's Report and declaring the intent to levy and collect assessments for twelve Landscape Maintenance Districts (LMD) for Fiscal Year (FY) 2021-2022 and setting a Public Hearing on this matter for June 8, 2021 at 7:00 PM.

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

Terrance.Davis@cityofvallejo.net

Jason Lacey, Landscape Maintenance Manager, (707) 553-7219

Jason.Lacey@cityofvallejo.net

F. CONSIDERATION AND APROVAL OF A RESOLUTION APPROVING A SECOND SUBSTANTIAL AMENDMENT TO THE ANNUAL ACTION PLAN OF FISCAL YEAR (FY) 2019-2020 TO INCLUDE THE ALLOCATION OF CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES ACT) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM CORONAVIRUS ROUND THREE FUNDS, AND AMENDMENT OF CDBG PROGRAM FY 2020-2021 BUDGET (STEP 2 OF 2)

Recommendation:

1. Adopt a Resolution amending the Annual Action Plan (AAP) of FY 2019-2020 and Community Development Block Grant (CDBG) Program FY 2020-21 Budget to include the additional CARES Act allocation of \$856,930.00
2. Approve and authorize the City Manager to submit a second Substantial Amendment to the AAP of FY 2019-2020 to the U.S. Department of Housing and Urban Development (HUD).

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

Judy.Shepard-Hall@cityofvallejo.net

G. CONSIDERATION AND APPROVAL OF A RESOLUTION APPROVING A SUBSTANTIAL AMENDMENT TO THE CONSOLIDATED PLAN OF FISCAL YEAR (FY) 2020-2024 AND ANNUAL ACTION PLAN OF FY 2020-2021 TO REALLOCATE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FUNDS TO PROJECT ROOMKEY AND AMENDMENT OF CDBG PROGRAM FY 2020-2021 BUDGET (STEP 2 OF 2)

Recommendation:

1. Adopt a Resolution amending the Consolidated Plan of FY 2020-2024 and Annual Action Plan (AAP) of FY 2020-2021 and Community Development Block Grant (CDBG) Program FY 2020-2021 Budget to reallocate \$1.2M to Project Roomkey.
2. Approve and authorize the City Manager to submit Substantial Amendments to the AAP of FY 2020-2021 to the U.S. Department of Housing and Urban Development (HUD).

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

Judy.Shepard-Hall@cityofvallejo.net

H. APPROVE FIRST AMENDMENT TO ON-CALL MASTER SERVICE PROJECT MANAGEMENT AGREEMENT WITH CSG CONSULTANTS, INC. AND AUTHORIZE CITY MANAGER TO EXECUTE SAME

Recommendation: Authorize the City Manager to execute a First Amendment with CSG Consultants, Inc. of Pleasanton, CA, to increase the current On-Call Project Management Engineering Services Agreement to a total not to exceed amount of \$900,000.

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

Terrance.Davis@cityofvallejo.net

I. CONSIDERATION OF A RESOLUTION APPOINTING THE HOUSING AND COMMUNITY DEVELOPMENT PROGRAM MANAGER AS THE CITY OF VALLEJO'S REPRESENTATIVE TO THE COMMUNITY ACTION PARTNERSHIP OF SOLANO JOINT POWERS AUTHORITY BOARD AND HOUSING FIRST SOLANO CONTINUUM OF CARE BOARD

Recommendation: Adopt a resolution appointing Judy Shepard-Hall, Housing and Community Development Division Manager, to the Community Action Partnership of Solano Joint Powers Authority (CAP Solano JPA) Board and the Housing First Solano Continuum of Care (HFS CoC) Board, and Anne Cardwell, Assistant City Manager, as alternate.

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

J. AMENDMENT TO THE SALARY PLAN APPROVING NEW SALARIES FOR DIFFICULT TO RECRUIT WATER CLASSIFICATIONS

Recommendation: Adopt a resolution amending the Salary Plan to implement salary adjustments for ten (10) difficult to recruit classifications within the Water Department, resulting from a recent compensation study and amend the salary schedules for the International Brotherhood of Electrical Workers Local Union 1245 ("IBEW"), and the Confidential, Administrative, Managerial, and Professional Association (CAMP), as shown in the attached resolution.

Contact: Anne Cardwell, Interim Human Resources Director (707) 648-4579
anne.cardwell@cityofvallejo.net

K. WATER SALE TO CITY OF BENICIA TO SUPPORT COUNTYWIDE DROUGHT RESILIENCY AND VALLEJO WATER SYSTEM INFRASTRUCTURE IMPROVEMENTS AND NOTICE OF INTENT TO AMEND THE WATER DEPARTMENT CIP BUDGET

Recommendation: Adopt a resolution authorizing a one-time sale of 1,000 acre-feet of Vallejo's State Permit Water (license 7848) at a price of \$200/acre-foot to the City of Benicia, authorizing the City Manager to execute an agreement or amendment to an existing agreement approved by the City Attorney consummating said sale without further approval from the City Council, and approving a notice of intent to amend the Water Enterprise Fund Capital Improvement Budget to recognize the \$200,000 in revenue.

Contact: Michael Malone, Water Director (707) 648-4308
mike.malone@cityofvallejo.net
Beth Schoenberger, Water Operations Manager (707) 648-5439
beth.schoenberger@cityofvallejo.net

9. ACTION CALENDAR

*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. FIRST RESPONDER FEE AGREEMENT WITH MEDIC AMBULANCE

Recommendation: Authorize the City Manager, or their designee, to execute the attached Consultant and Professional Services Agreement with Medic Ambulance Service, Inc. to implement the First Responder Fee.

Contact: Kyle Long, Interim Fire Chief (707) 648-4526
Kyle.Long@cityofvallejo.net

B. HOLD PUBLIC HEARING AND APPROVE RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE PUBLIC INFRASTRUCTURE CONSTRUCTION AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND VALLEJO--FAIRVIEW DEVELOPERS, LLC REGARDING DEVELOPMENT OF THE FAIRVIEW AT NORTHGATE (COSTCO) PROJECT AND THE LOAN AGREEMENT BETWEEN THE CITY OF VALLEJO AND COSTCO WHOLESALE CORP. TO FACILITATE THE FINANCING OF PUBLIC IMPROVEMENTS FOR THE PROJECT, AND INTRODUCTION OF AN ORDINANCE ADDING CHAPTER 3.62 TO TITLE 3 OF THE VALLEJO MUNICIPAL CODE TO ESTABLISH THE COSTCO LOAN SPECIAL FUND

Recommendation:

1. Hold a public hearing and adopt the attached Resolution (Attachment 1) to approve and authorize the City Manager to execute and implement the Public Infrastructure Construction and Reimbursement Agreement ("Public Improvement Agreement") (Attachment 2) with Vallejo-Fairview Developers, LLC ("Developer") for the City's contribution and reimbursement of up to \$7,914,822 for the costs of public improvements required to be constructed by Developer in relation to the development of the Fairview at Northgate Project ("Project"); and the Costco Loan Agreement ("Loan Agreement") (Attachment 3) with Costco Wholesale Corporation ("Costco") to provide funding of up to \$5.476 million ("Costco Loan") to the City to be used to reimburse Developer for the public improvements to be constructed by it pursuant to the Public Improvement Agreement.
2. Following a motion to waive full reading of the ordinance (Attachment 4) and read by title only, approve the introduction of an ordinance adding Chapter 3.62 to Title 3 of the Vallejo Municipal Code to establish the Costco Loan Special Fund which shall serve as the depository for "Net New Retail Project (Site Specific Tax) SST Revenues" generated by the Project and thereafter remitted to Costco on an annual basis to repay the Costco Loan. (First Reading)

Contact: Paul Kelley - Economic Development Manager, (707) 649-5452
paul.kelley@cityofvallejo.net

C. HOLD A PUBLIC HEARING REGARDING THE APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A MAJOR USE PERMIT FOR V-TOWN FARMS RETAIL CANNABIS STORE WITH ACCESSORY USES OF MANUFACTURING AND DISTRIBUTION, AND ADOPT RESOLUTION RELATING TO SAME

Recommendation: Conduct the public hearing and adopt a Resolution denying Appeal (APP) #21-0004, upholding the Planning Commission approval of and granting Major Use Permit (UP) #20-0008 for V-Town Farms at 5184 Sonoma Boulevard, Suite 300.

Contact: Christina Ratcliffe, AICP, Interim Planning & Development Services Director (707) 648-4382

Christina.Ratcliffe@cityofvallejo.net

Jonathan Atkinson, Senior Planner (707) 648-4346

Jonathan.Atkinson@cityofvallejo.net

D. CONSIDERATION AND POSSIBLE APPROVAL OF A RESOLUTION CONCERNING THE PARTICIPATORY BUDGETING PROJECT CLOSURE AND FUND REALLOCATION

Recommendation: Acknowledge the closure of completed Participatory Budgeting projects and adopt a resolution authorizing the reallocation of \$174,165 unspent funds to provide additional support for "Fixing Pets & Feral Cats for Better Health," "Foster Youth Support Services," "Meals on Wheels – Senior Nutrition Program," "After School Sports Program," "Financial Literacy for Youth and Families," "Youth Firefighter Academy," and "Bully Proof Our Kids Program."

Contact: Felicia Flores, Administrative Analyst II (707) 648-4527

Felicia.Flores@cityofvallejo.net

E. REQUEST FROM COUNCILMEMBER ARRIOLA TO ADD AN AGENDA ITEM AT A SUBSEQUENT MEETING REGARDING NAMING THE NAVIGATION CENTER IN MEMORY OF MARIA GUEVARA

Recommendation: Consider Councilmember Arriola's request and direct staff to prepare and present relevant materials at a subsequent meeting.

Contact: Councilmember Arriola

Tina.Arriola@cityofvallejo.net

10. INFORMATION CALENDAR

11. CITY MANAGER'S REPORT

12. CITY ATTORNEY'S REPORT

13. COMMUNITY FORUM

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14. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL

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: Tuesday, May 18, 2021

Robert H. McConnell, 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., Tuesday, May 18, 2021.



Dated: Tuesday, May 18, 2021

Dawn G. Abrahamson, City Clerk