AGENDA

VALLEJO CITY COUNCIL
SPECIAL MEETING
(CLOSED SESSION) – 5:30 P.M.

VALLEJO HOUSING AUTHORITY
REGULAR MEETING – 6:45 P.M.

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

SEPTEMBER 24, 2019

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

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.

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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 5:30 PM OF THE VALLEJO CITY COUNCIL SEPTEMBER 24, 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 Legal Counsel - Existing Litigation: Kevin Belluomini v. City of Vallejo, Worker's Compensation Appeals Board Case Number ADJ4156191, ADJ670696, and ADJ2896186 Pursuant to California Government Code Section 54956.9(a)

B. Conference with Labor Negotiators Pursuant to Government Code Section 54957.6. Negotiators: Greg Nyhoff, City Manager, Heather Ruiz, Human Resources Director and Anne Cardwell, Assistant City Manager; Employee Organizations:Vallejo Police Officers Association (VPOA).

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; Will Morat, Assistant to the City Manager. Negotiating Parties: Nimitz Group, LLC. Under Negotiation: Price and Terms of Payment

4. ADJOURNMENT

Dated: Thursday, September 19, 2019

Dawn G. Abrahamson for

Bob Sampayan, Mayor

I, Dawn Abrahamson, City Clerk, do herby 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, September 19, 2019.

Dated: Thursday, September 19, 2019

Dawn G. Abrahamson, City Clerk

CALL AND NOTICE OF REGULAR MEETING AT 6:45 PM OF THE VALLEJO HOUSING AUTHORITY COUNCIL CHAMBERS 555 SANTA CLARA STREET, VALLEJO, CA SEPTEMBER 24, 2019

CHAIR
Bob Sampayan

MEMBERS:
Pippin Dew, Vice Chair
Hakeem Brown
Robert H. McConnell
Katy Miessner
Hermie R. Sunga
Rozzana Verder-Aliga
Margie Verdan

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 June 11, 2019 special meeting.

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

B. **AMEND AND RESTATE THE LOAN TERMS UNDER THE REGULATORY AGREEMENT FOR THE BAY VIEW VISTA SENIOR APARTMENTS**

Recommendation:

Adopt a Resolution authorizing the Executive Director to execute various documents amending and restating loan obligations between the Housing Authority and Bay View Vista Apartments as described in the staff report including:

- a roll-over to the current outstanding principal and accrued interest in the amount of $1,400,000,
- an extension of the loan term,
- an authorization to assign the loan to Bayview Vallejo AR, L.P. by executing the Amended and Restated Promissory Note.

Contact: Judy Shepard-Hall, Housing and Community Development Manager,

(707) 648-4408
judy.shepard-hall@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. RECOMMEND APPROVAL OF REVISIONS TO THE VALLEJO HOUSING AUTHORITY'S ADMINISTRATIVE PLAN

Recommendation: Recommend the Housing Authority Board Members approve revisions to the Vallejo Housing Authority's (VHA) Administrative Plan (Admin Plan).

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

5. ADJOURNMENT

Dated: Thursday, September 19, 2019

Bob Sampayan, Chair

I, Dawn Abrahamson, Secretary, do herby 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, September 19, 2019.

Dated: Thursday, September 19, 2019

Dawn G. Abrahamson, City Clerk

VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 PM

SEPTEMBER 24, 2019

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

A. **PRESENTATION OF A PROCLAMATION CELEBRATING VINO-GODFATHER WINERY**

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) September 10, 2019 (special) and 2) September 10, 2019 (regular)

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

B. **ADOPT AN ORDINANCE AMENDING CHAPTER 11.48 OF THE VALLEJO MUNICIPAL CODE PERTAINING TO WATER RATES AND CHARGES**

Recommendation: Conduct second reading and adopt an ordinance amending

Chapter 11,48 of the Vallejo Municipal Code pertaining to water rates and charges

Contact: Mike Malone, Water Director (707) 648-4308
Mike.Malone@cityofvallejo.net

C. **ADOPT TWO ORDINANCES AMENDING CHAPTER 2.02 AND 2.26 OF THE VALLEJO MUNICIPAL CODE TO ADD RULES OF DECORUM AND CLARIFY THE ROLE OF COMMISSION MEMBERS AND COUNCIL LIAISON AND AMENDING THE CODE OF ETHICS AND CONDUCT**

Recommendation: Conduct second reading and adopt two ordinances amending Chapter 2.02 and 2.26 of the Vallejo Municipal Code to add rules of decorum and clarify the role of commission members and council liaison and amending the Code of Ethics and Conduct

Contact: Greg Nyhoff, City Manager (707) 648-4576
Greg.Nyhoff@cityofvallejo.net
Claudia Quintana, City Attorney (707) 648-4545
Claudia.Quintana@cityofvallejo.net

D. **DEVELOPMENT IMPACT FEE REPORT**

Recommendation: Adopta Resolution accepting, filing and making the findings identified in the attached AB 1600 Development Impact Fee Report for the fiscal year ended June 30, 2019.

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

E. **AWARD CONSTRUCTION CONTRACT TO RESOURCE ENVIRONMENTAL, INC., FOR DEMOLITION AND ABATEMENT PROJECT - MARE ISLAND BUILDING NUMBERS 571, 641, 791, 793, & 1001**

Recommendation: Adopt a Resolution 1) Approving project plans and specifications for the Demolition & Abatement Project – Mare Island Bldg. Nos. 571, 641, 791, 793, & 1001; 2) Rejecting the bids of Asbestos Management Group of California, Inc., and V.E.M. General Engineering, Inc., as non-responsive; and 3) Authorizing the City Manager to execute a construction contract in the amount of $939,150 with Resource Environmental, Inc., in accordance with the approved plans and specifications.

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

F. **SUBMISSION OF FISCAL YEAR 2018-19 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

Recommendation: Approve the Fiscal Year (FY) 2018-19 Consolidated Annual Performance and Evaluation Report (CAPER) for submission to the U.S. Department of Housing and Urban Development (HUD).

Contact: Judy Shepard-Hall (707) 648-4408
judy.shepard-hall@cityofvallejo.net

G. **ACCEPTANCE OF CONCRETE PORTION OF FLORIDA / CAROLINA / MINI DRIVE AREA PROJECT**

Recommendation: Accept the concrete improvement portions of the Florida / Carolina / Mini Drive Area Project (PW9751) 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: Melissa L. Tigbao, Assistant Public Works Director / City Engineer, (707) 648-4085
Melissa.Tigbao@cityofvallejo.net

H. **LANDSCAPE MAINTENANCE SERVICE AGREEMENT FOR REGION 9 WITH NEW IMAGE LANDSCAPE COMPANY**

Recommendation: Authorize the City Manager to execute the Landscape Maintenance Service Agreement for Region 9 with New Image Landscape Company of Fremont, California in an amount not to exceed $624,837.81 for landscape maintenance services.

Contact: Jason Lacey, Landscape Maintenance Manager, (707) 553-7219
Jason.Lacey@cityofvallejo.net

I. **AWARD CONSTRUCTION CONTRACT FOR THE SERENO DRIVE REHABILITATION PROJECT**

Recommendation: Adopt a Resolution approving the project plans and specifications for the Sereno Drive Rehabilitation Project and authorizing the City Manager to execute a construction contract in the amount of $401,370.00 to MCK Services, Inc., Concord, California, in accordance with the approved plans and specifications.

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

J. **RESOLUTION TO AMEND BEAUTIFICATION COMMISSION BUDGET**

Recommendation: Adopt a Resolution amending the Beautification Commission FY 2019-20 Budget appropriating $15,000 from the General Fund.

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

K. **AMEND THE FY 2018-19 BUDGET AND APPROVE CHANGE ORDER TO CONSTRUCTION CONTRACT WITH TEAM GHILOTTI**

Recommendation:

1. Adopt a Resolution amending the Water Mains CIP FY2018-19 Project budget to a total of $1,226,971, by transferring $26,971 from unrestricted, unencumbered City Water Operating Fund 401 balance to the FY 2018-19 Water Main Replacement project WT050 in Fund 404, and acknowledge Public Works cost-share contribution of up to $329,441 from existing project appropriations (pre-authorized budget).
2. Approve the change order contract amount authorizing the City Manager to execute line item adjustments for $32,379, and change orders for $307,742, to the Water Main Replacement FY18-19 contract with Team Ghilotti, for a new not to exceed contract amount of $1,529,441, and a new contract end date of December 31, 2019.

Contact: Mark Quady, Water Engineering Manager (707) 648-4309
Mark.Quady@cityofvallejo.net
Melissa Tigbao, Assistant Public Works Director / City Engineer (707) 648-4085
Melissa.Tigbao@cityofvallejo.net

L. **AWARD CONTRACT FOR JANITORIAL SERVICES AT CITY FACILITIES**

Recommendation: Authorize the City Manager to execute a two year agreement with Universal Building Services and Supply Company for janitorial services at various City facilities with estimated annual payments of $450,000 per year, and three additional one-year options to extend, for a total amount not to exceed $2,250,000.

Contact: Roland Rojas, Assistant Maintenance Superintendent-Facilities
roland.rojas@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. **TERMINATION OF CALLAHAN PROPERTY COMPANY RIGHTS TO PHASE B PARKING GARAGE**

Recommendation: Adopt a Resolution (Attachment 1) terminating Callahan Property Company's (CPC) rights as developer on Phase B of the Vallejo Station Parking Structure project (Phase B garage).

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

B. **PUBLIC HEARING - RENEW TEMPORARY CLOSURE OF SECTIONS OF ALPINE COURT, SKYLINE COURT, AND ENTERPRISE STREET FOR ANOTHER 18 MONTHS TO DETER ILLEGAL DUMPING AND TEMPORARY CLOSURE OF A SECTION OF FRIEDELL AVENUE FOR 18 MONTHS TO DETER ILLEGAL DUMPING**

Recommendation: Conduct the public hearing and upon conclusion, adopt Resolutions to continue the temporary closure of sections of Alpine Court, Skyline Court, and Enterprise Street for an additional 18 months to deter illegal dumping and adopt a Resolution to temporarily close a section of Friedell Avenue for 18 months to deter illegal dumping.

Contact: Dylan Brady, Deputy City Attorney, (707) 648-4147
Dylan.Brady@cityofvallejo.net

C. **CONSIDERATION OF A RESOLUTION REAFFIRMING THE PROCLAMATION OF EMERGENCY BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF VALLEJO DATED JUNE 27, 2019**

Recommendation: Adopt a Resolution of the City Council of the City of Vallejo Reaffirming the Proclamation of Emergency by the Director of Emergency Services dated June 27, 2019

Contact: Randy Risner, Chief Assistant City Attorney (707) 648-4545
randy.risner@cityofvallejo.net

D. **AUTHORIZE A SUPPLEMENTAL AGREEMENT BETWEEN THE CITY OF VALLEJO AND THE VALLEJO POLICE OFFICERS ASSOCIATION (VPOA) AND AUTHORIZE A CHANGE IN THE VPOA SALARY SCHEDULE**

Recommendation: Authorize the City Manager to execute a supplemental agreement to the Memorandum of Understanding between the City of Vallejo and the Vallejo Police Officers' Association, ratifying the attached tentative agreement, and authorize an amendment to the VPOA salary schedule as attached to add Step 6.

Contact: Heather Ruiz, Director of Human Resources (707) 648-4317
heather.ruiz@cityofvallejo.net

E. **SECOND AMENDMENT TO CITY ATTORNEY'S EMPLOYMENT AGREEMENT AND ADOPTION OF A RESOLUTION TO AMEND THE SALARY SCHEDULE**

Recommendation: Adopt a resolution authorizing the Mayor to execute the second amendment to the City Attorney's employment agreement to reflect a 5% salary increase effective July 1, 2019; and adopt a resolution revising the Salary Schedule to reflect the new salary.

Contact: Heather Ruiz, Human Resources Director (707) 648-4317
heather.ruiz@cityofvallejo.net

F. **APPROVE BANKING SERVICES AGREEMENT WITH WELLS FARGO BANK**

Recommendation: Authorize the City Manager to execute the Master Banking Services agreement and any associated agreements between the City and Wells Fargo Bank that are necessary to implement the agreement for banking services for a total of $391,000 per year for a total cost not to exceed $1,955,000 for a five year term, in substantially the form as the agreements attached to this staff report, together with any additions thereto or changes therein deemed necessary or advisable by the City Attorney.

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

9. INFORMATION CALENDAR

A. **IDENTIFY THE CITY OWNED PROPERTY LOCATED AT 5 MIDWAY STREET, VALLEJO, CA 94590 AS A POSSIBLE SITE FOR THE CONSTRUCTION OF THE VALLEJO/SOUTH SOLANO COUNTY HOMELESS NAVIGATION CENTER.**

Recommendation:

1. Receive an informational presentation on the proposed homeless navigation center; and

2. Direct staff to schedule a public hearing on 10/22/19 in order to consider the use of city-owned property located at 5 Midway Street, Vallejo, CA 94590 for the construction of the Vallejo/South Solano Homeless Navigation Center.

Contact: Judy Shepard-Hall, Housing Division Manager
judy.shepard-hall@cityofvallejo.net

B. **GFOA UPDATE ON ENTERPRISE RESOURCE PLANNING (ERP) SOFTWARE PROJECT**

Recommendation: Informational item only. No staff report is associated with this item or action.

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, September 19, 2019

Dawn G. Abrahamson for

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, September 19, 2019

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Dated:
Thursday, September 19, 2019

Dawn G. Abrahamson, City Clerk