

# AMENDED AGENDA<sup>2</sup>

## VALLEJO CITY COUNCIL & SUCCESSOR AGENCY TO THE FORMER VALLEJO REDEVELOPMENT AGENCY JOINT SPECIAL MEETING – 6:15 P.M.



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590  
[www.ci.vallejo.ca.us](http://www.ci.vallejo.ca.us)

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

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

MAYOR  
Osby Davis

CITY COUNCIL  
Stephanie Gomes, Vice Mayor  
Marti Brown  
Jesus "Jess" Malgapo  
Robert H. McConnell  
Bob Sampayan  
Hermie Sunga

### SEPTEMBER 24, 2013

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 at [www.ci.vallejo.ca.us](http://www.ci.vallejo.ca.us) 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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Sign up to receive City updates and get connected with your neighbors on Nextdoor ([www.nextdoor.com](http://www.nextdoor.com))



Vallejo City Council Chambers is 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.

<sup>2</sup> Amended Agenda to move Information Calendar Item 9A back to Action Calendar 8A, change the agenda face title of Action Calendar Item 8A and addition of wording to the beginning of the recommendation.

**CALL AND NOTICE OF  
JOINT SPECIAL MEETING  
AT 6:15 P.M.  
OF THE  
VALLEJO CITY COUNCIL &  
SUCCESSOR AGENCY TO THE  
FORMER VALLEJO  
REDEVELOPMENT AGENCY**

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL AND SUCCESSOR AGENCY TO THE FORMER VALLEJO REDEVELOPMENT AGENCY:

You are hereby notified that I do hereby call the Vallejo City Council and Successor Agency 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 and Successor Agency 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**

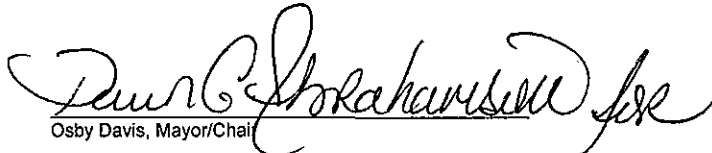
**2. ROLL CALL**

**3. CLOSED SESSION**

- A. Conference with Legal Counsel – Existing Litigation – pursuant to Subdivision (a) of Section 54956.9 of the California Government Code; Name of Case: *Triad Downtown Vallejo v. the Redevelopment Agency, et. al;* Solano County Superior Court Case No. #FCS 037433

**4. ADJOURNMENT**

Dated: September 20, 2013

  
Osby Davis, Mayor/Chair

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 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 4:00 p.m., Monday, September 23, 2013.

Dated: September 23, 2013

  
Dawn G. Abrahamson, City Clerk/Secretary

**REGULAR MEETING  
AT 6:45 P.M.  
OF THE  
VALLEJO HOUSING AUTHORITY  
COUNCIL CHAMBERS  
555 SANTA CLARA STREET  
VALLEJO, CA  
SEPTEMBER 24, 2013**

CHAIR  
Osby Davis

MEMBERS:  
Vice Chair Stephanie Gomes  
Marti Brown  
Jesus "Jess" Malgapo  
Robert H. McConnell  
Bob Sampayan  
Hermie Sunga  
Wallace Ingalls  
Lydia Pitchford

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. FIRST COMMUNITY FORUM**

*Anyone wishing to address the Housing Authority Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Housing Authority Board to resolve, is requested to submit a completed speaker card to the Secretary. 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. The remainder of the speakers wishing to address the Housing Authority Board on non-agenda items will be heard at the second Community Forum listed later on the agenda.*

**4. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

*Members of the public wishing to address the Housing Authority Board on Consent Calendar Items are requested to submit a completed speaker card to the Secretary. 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 Housing Authority Board. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.*

**5. CONSENT CALENDAR & APPROVAL OF AGENDA**

**A. Approval of Minutes**

Recommendation: By motion, approve Housing Authority minutes for the meetings of the August 27, 2013 two special meetings  
Contact: Dawn G. Abrahamson, Secretary, 648-4527

**6. INFORMATION CALENDAR**

**A. Section Eight Management Assessment Program Certification for Fiscal Year 2012-2013 – High Performer Status**

Recommendation: Informational item only. Review information regarding the Fiscal Year 2012-2013 Section Eight Management Assessment Program certification and report

Contact: Craig Whittom, Assistant City Manager, 648-4579  
Anne Putney, Housing and Community Development Manager, 648-4408

**7. ADJOURNMENT**

**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 P.M.  
COUNCIL CHAMBERS  
SEPTEMBER 24, 2013**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. PRESENTATIONS AND COMMENDATIONS**

A. Presentation by the California Dental Association regarding CDA Cares Solano

**5. FIRST COMMUNITY FORUM**

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**6. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

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**7. CONSENT CALENDAR AND APPROVAL OF AGENDA**

**A. Approval of Minutes**

Recommendation: By motion, approve City Council minutes for the meetings of 1) August 27, 2013 (regular), 2) September 10, 2013 (special) and 3) September 10, 2013 (regular)  
Contact: Dawn G. Abrahamson, City Clerk, 648-4527

**B. Claims**

Recommendation: By motion, ratify the payment of claims totaling \$6,966,561.97 for the period of August 1, 2013 through August 31, 2013  
Contact: Deborah Lauchner, Finance Director, 648-4592

**C. Consideration of Management Plan Agreement With Central Core Restoration Corporation Regarding the Management of Services and Improvements Provided Through the Downtown Vallejo Property and Business Improvement District**

Recommendation:  
Contact: Dan Marks, Interim Economic Development Director, 648-4382  
Annette Taylor, Senior Community Development Analyst, 649-3510

- D. **Award a Construction Contract for Mare Island 655 Demolition and Abatement Project**  
Recommendation: Adopt a Resolution approving the project plans and specifications for the Mare Island Building 655 Demolition and Abatement Project and authorize the City Manager to award a construction contract in the amount of \$473,000.00 to NCM Demolition and Remediation, the lowest responsive and responsible bidder  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- E. **Resolution of Local Support for the Next Phase of the Downtown Streetscape Project**  
Recommendation: Adopt a Resolution of Local Support authorizing the filing of an application to the Metropolitan Transportation Commission for Surface Transportation Program funding and Congestion Mitigation and Air Quality Improvement discretionary funding under the Moving Ahead for Progress in the 21<sup>st</sup> Century Act, committing the necessary non-federal match and stating the assurance to complete the project for the next phase of the Downtown Streetscape Project  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- F. **Downtown Streetscape Maine Street Phase Project Establishment and Budget Adjustment**  
Recommendation: Adopt a Resolution of Intention to amend the Fiscal Year 2013-2014 Capital Improvement Program Budget, as the first in a two-step process, to: 1) establish the Downtown Streetscape Project Maine Street Phase and appropriate funds in the total amount of \$1,475,300 to the Project; 2) recognize revenues in the amount of \$1,306,000 in federal Congestion Mitigation and Air Quality Improvement Program funds; and 3) transfer funds in the amount of \$169,300 from the Prop 42 Replacement Fund  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- G. **Consultant and Professional Services Agreement Between NewPoint Group and Crowe Horwath, LLP**  
Recommendation: Adopt Two Resolutions: 1) Authorizing the City Manager to Execute a Consultant & Professional Services Agreement between the City of Vallejo, NewPoint Group, Inc., & Crowe Horwath, LLP, and 2) Authorizing the City Manager to Execute an Amendment to the Consultant & Professional Services Agreement to Extend the Term to Two Years and to not exceed \$119,780  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- H. **Ratify Payment for Services Provided and Authorize Fourth Amendment to the Consultant and Professional Services Agreement with Gray Bowen, Inc.**  
Recommendation: By motion authorize the City Manager, or his designee, to ratify payment of \$33,000 to Gray Bowen, Inc. for services provided; and to execute the Fourth Amendment to the Consultant and Professional Services Agreement with Gray Bowen, Inc. to extend the term of the agreement until terminated by the City; to add an amount not to exceed \$88,000, for a new not to exceed amount of \$363,000; and to amend the Scope of Services to include professional services in support of the Vallejo Station Project  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301

I. **Authorize Second Amendment to the Consultant and Professional Services Agreement with Beth Schoenberger**

Recommendation: By motion authorize the City Manager, or his designee, to execute the Second Amendment to the Consultant and Professional Services Agreement with Beth Schoenberger to provide organizational development services to the Public Works Department, to add an amount not to exceed \$150,000, for a new not to exceed amount of \$250,000

Contact: David A. Kleinschmidt, Public Works Director, 648-4301

J. **Authorizing Extension of a Contract with Management Partners, Inc. for Interim Management Consulting Services (Interim Fire Chief)**

Recommendation: By motion, authorize the City Manager to execute a contract with Management Partners, Inc., extending an existing contract for management consulting services for interim Fire Chief services

Contact: Daniel E. Keen, City Manager, 648-4576

K. **Second Reading and Adoption of an Ordinance of the City of Vallejo Amending Vallejo Municipal Code Chapter 2.39 (Design Review Board) to Create the Beautification and Design Review Board**

Recommendation: Hold second reading and adopt an Ordinance of the City of Vallejo amending the Vallejo Municipal Code Chapter 2.39 (Design Review Board) to create the Beautification and Design Review Board

Contact: Dan Marks, Interim Economic Development Director, 648-4382  
Andrea Ouse, Planning Manager, 648-4163

L. **Second Reading and Adoption of an Ordinance of the City of Vallejo Amending Vallejo Municipal Code Chapter 2.49 (Beautification and Code Enforcement Commission) to Reestablish the Code Enforcement Appeals Board**

Recommendation: Hold second reading and adopt an Ordinance of the City of Vallejo amending Vallejo Municipal Code Chapter 2.49 (Beautification and Code Enforcement Commission) to reestablish the Code Enforcement Appeals Board

Contact: Dan Marks, Interim Economic Development Director, 648-4382  
Andrea Ouse, Planning Manager, 648-4163

M. **Second Reading and Adoption of an Ordinance of the City of Vallejo Enacting Chapter 14.52 Providing for the Formation of Community Benefits Districts, into the City of Vallejo Municipal Code**

Recommendation: Hold second reading and adopt an Ordinance of the City of Vallejo enacting Chapter 14.52 providing for the formation of Community Benefits Districts, into the City of Vallejo Municipal Code

Contact: Daniel E. Keen, City Manager, 648-4576  
Inder Khalsa, Assistant City Attorney, 648-4456  
Joanna Altman, Administrative Analyst II, 648-4362

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 Regarding Consolidated Annual Performance and Evaluation Report for Fiscal Year 2012-2013 for the Community Development Block Grant Program**  
Recommendation: Conduct Public Hearing and upon completion, by motion, direct staff to submit the Fiscal Year 2012-2013 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) to the U.S. Department of Housing and Urban Development (HUD) by or before September 30, 2013  
Contact: Craig Whittom, Assistant City Manager, 648-4579  
Anne Putney, Housing and Community Development Manager, 648-4408
- B. **Refunding of 2001-A Variable Rate Water Revenue Bonds**  
Action: Adopt a Resolution authorizing the refunding and defeasance of the City of Vallejo 2001 Water Refunding bonds and authorizing the issuance of up to a maximum of \$23 million aggregate principal amount of 2013 Water Refunding Bonds (the "2013 Refunding Bonds") and approval of various documents, actions and other matters related thereto  
Contact: Deborah Lauchner, Finance Director, 648-4592

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**

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ADDITIONAL CITY INFORMATION

Members of the public can:

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Sign up to receive City Communications via e-mail ( [www.ci.vallejo.ca.us/living/connect](http://www.ci.vallejo.ca.us/living/connect))

Sign up to receive City updates and get connected with your neighbors on Nextdoor ([www.nextdoor.com](http://www.nextdoor.com))