

## AGENDA

### VALLEJO CITY COUNCIL SPECIAL COUNCIL MEETING – 5:00 P.M.

### VALLEJO SANITATION & FLOOD CONTROL DISTRICT REGULAR MEETING – 6:00 P.M.

### VALLEJO CITY COUNCIL AND THE VALLEJO CITY COUNCIL AS GOVERNING BOARD OF THE SUCCESSOR AGENCY TO THE FORMER VALLEJO REDEVELOPMENT AGENCY JOINT SPECIAL MEETING – 6:30 P.M.

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

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

**MAY 13, 2014**

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 <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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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.



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

MAYOR  
Osby Davis

CITY COUNCIL  
Bob Sampayan, Vice Mayor  
Pippin Dew-Costa  
Jesus "Jess" Malgapo  
Robert H. McConnell  
Katy Miessner  
Rozzana Verder-Aliga, EdD

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 5:00 P.M.  
OF THE VALLEJO CITY COUNCIL**

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**

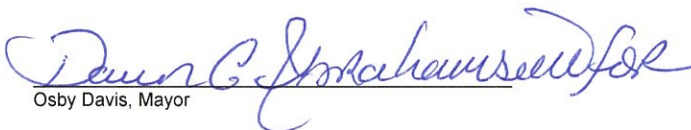
**2. ROLL CALL**

**3. CLOSED SESSION**

- A. Conference with Labor Negotiators: pursuant to Government Code Section 54957.6. Negotiators: Daniel E. Keen, City Manager; Craig Whittom, Assistant City Manager; Deborah Lauchner, Finance Director; Claudia Quintana, City Attorney; Maria Olvera, Human Resources Director; Austris Rungis, IEDA; and Charles Sakai, Renne Sloan Holtzman Sakai. Employee Organization: International Brotherhood of Electrical Workers, Local 2376 (IBEW)

**4. ADJOURNMENT**

Dated: May 8, 2014

  
Osby Davis, 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 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 3:00 p.m., Thursday, May 8, 2014.

Dated: May 8, 2014

  
Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF  
JOINT SPECIAL MEETING  
AT 6:30 P.M.  
OF THE  
VALLEJO CITY COUNCIL AND  
THE VALLEJO CITY COUNCIL AS  
GOVERNING BOARD OF THE  
SUCCESSOR AGENCY TO THE  
FORMER VALLEJO  
REDEVELOPMENT AGENCY  
COUNCIL CHAMBERS  
555 SANTA CLARA STREET,  
VALLEJO, CA  
MAY 13, 2014**

MAYOR  
Osby Davis

MEMBERS:  
Vice Mayor Bob Sampayan  
Pippin Dew-Costa  
Jesus "Jess" Matgapo  
Robert H. McConnell  
Katy Miessner  
Rozzana Verder-Aliga, EdD

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

You are hereby notified that I do hereby call the City Council and Successor Agency to the former Vallejo Redevelopment Agency in a joint 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. CONSENT CALENDAR AND APPROVAL OF AGENDA**

**A. Approval of Minutes**

Recommendation: By motion, approve Successor Agency minutes for the meetings of 1) February 11, 2014 (special) and 2) April 22, 2014 (special joint meeting of the Successor Agency and Vallejo Housing Authority)  
Contact: Dawn G. Abrahamson, Secretary, 648-4527

**4. ACTION CALENDAR**

**A. Approval of the Vallejo Successor Agency's Long Range Property Management Plan**

**City Council**

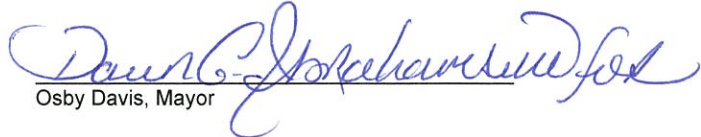
Recommendation: Adopt a Resolution accepting properties from the Successor Agency pursuant to the Long Range Property Management Plan and authorizing negotiation of compensation agreements with taxing entities addressing the distribution of sale proceeds from properties conveyed for future development  
Contact: Mark Sawicki, Community & Economic Development Director, 648-4382

**City Council as Successor Agency to the former Vallejo Redevelopment Agency**

Recommendation: Adopt a Resolution approving and directing staff to proceed to the Oversight Board for approval of the Long Range Property Management Plan  
Contact: Mark Sawicki, Community & Economic Development Director, 648-4382

**5. ADJOURNMENT**

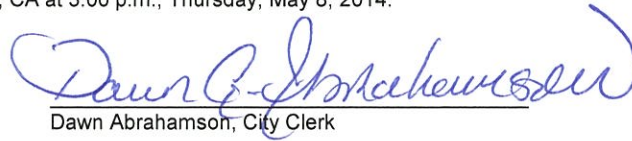
Dated: May 8, 2014



Osby Davis, 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 City Council and Successor Agency, 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 3:00 p.m., Thursday, May 8, 2014.

Dated: May 8, 2014



Dawn Abrahamson, City Clerk



**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 6:45 P.M.  
OF THE  
VALLEJO HOUSING AUTHORITY  
COUNCIL CHAMBERS  
555 SANTA CLARA STREET,  
VALLEJO, CA  
MAY 13, 2014**

CHAIR  
Osby Davis

MEMBERS:  
Vice Chair Bob Sampayan  
Pippin Dew-Costa  
Jesus "Jess" Malgapo  
Robert H. McConnell  
Katy Miessner  
Rozzana Verder-Aliga, EdD  
Lydia Pitchford

TO THE MEMBERS OF THE VALLEJO HOUSING AUTHORITY:

You are hereby notified that I do hereby call the Vallejo Housing Authority in special session to consider only the matters stated on the agenda listed below.

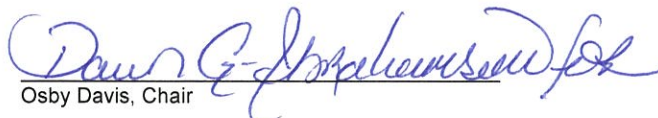
NOTICE: Members of the public shall have the opportunity to address the Vallejo Housing Authority concerning any item listed on the agenda *before or during consideration of that item. No other items may be discussed at this special meeting.*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CONSENT CALENDAR AND APPROVAL OF AGENDA**
  - A. **Approval of Minutes**

Recommendation: By motion, approve the minutes of the April 22, 2014 Joint Special Meeting of the Successor Agency and Vallejo Housing Authority  
Contact: Dawn G. Abrahamson, Secretary, 648-4527
  - B. **Accept the City Treasurer's Investment Report for the Quarter Ended March 31, 2014**

Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended March 31, 2014  
Contact: Deborah Lauchner, Finance Director, 648-4592
4. **ADJOURNMENT**

Dated: May 8, 2014

  
Osby Davis, Chair

I, Dawn Abrahamson, Secretary, 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 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 3:00 p.m., Thursday, May 8, 2014.

Dated: May 8, 2014

  
Dawn Abrahamson, Secretary

**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 P.M.  
COUNCIL CHAMBERS  
MAY 13, 2014**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. PRESENTATIONS AND COMMENDATIONS**

A. Introduction of New Employees

B. Presentation of Letter of Commendation and Letter of Appreciation to Comcast Technician Enrique Tobala in Recognition of his Heroic Actions

C. Presentation of a Proclamation Recognizing National Police Week, May 11-17, 2014

D. Presentation of a Proclamation Declaring May 26, 2014 "Fallen Heroes Day"

E. Presentation of a Proclamation Declaring May 22, 2014 "Harvey Milk Day"

F. Presentation of a Proclamation in Recognition of Vallejo Numismatic Society 42<sup>nd</sup> Annual Vallejo Coin Show

**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: By motion, approve City Council minutes for the meetings of 1) April 22, 2014 (special) and 2) April 22, 2014 (regular)  
Contact: Dawn G. Abrahamson, City Clerk, 648-4527

**B. Accept Work as Complete – Vallejo Station Parking Structure, Phase A**

Recommendation: By motion, accept the work as complete by Howard S. Wright Construction Company, Inc. of Emeryville, California for the Vallejo Station

Parking Structure, Phase A and authorizing the City Clerk to file a Notice of Completion in the Office of the Solano County Recorder  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085

- C. **Authorize the City Manager to Execute the Fourth Amendment to Design Professional Services Agreement with Carollo Engineers, Inc. for Parking Structure Groundwater Testing and Assistance in an Amount Not To Exceed \$96,938**  
Recommendation: By motion, authorize the City Manager or his designee to execute Amendment No. 4 to the existing Design Professional Services Agreement with Carollo Engineers, Inc., of Walnut Creek, California, to increase the contract amount by \$96,938 for a total not-to-exceed amount of \$915,055  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085
- D. **Hold The First Reading to Amend Various Sections of the Vallejo Municipal Code, Title 7 – Public Health, Safety and Welfare, Related to Chapter 7.98 Flood Management Regulations**  
Recommendation: By motion, hold the first reading to amend Vallejo Municipal Code Chapter 7.98 related to Flood Management Ordinance  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085
- E. **Declare Public Works Week**  
Recommendation: By motion, declare the week of May 18, 2014 as “National Public Works Week” in the City of Vallejo  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- F. **Waive Fees Associated with Use Permit Application Process for the EmpressTheatre**  
Recommendation: By motion, waive fees associated with the Use Permit application process for the Empress Theatre in order to secure a liquor license through the California Department of Alcoholic Beverage Control (ABC)  
Contact: Mark Sawicki, Community & Economic Development Director, 648-4382  
Kathleen Diohep, Economic Development Manager, 553-7283  
Annette Taylor, Senior Community Development Analyst, 649-3510
- G. **Adopt a Resolution of Intention to Amend Fiscal Year 2013-2014 Vallejo Station Fund Budget to Recognize Revenue and Appropriate Funds Programmed by Metropolitan Transportation Commission (MTC) for the Vallejo Station Intermodal Facility**  
Recommendation: As the first in a two-step process, adopt a Resolution of Intention to amend the Fiscal Year 2013-2014 Vallejo Station Fund budget in the Public Works Department to recognize State Regional Measure 2 (RM2) funds in the amount of \$560,000 programmed by Metropolitan Transportation Commission (MTC) for the Vallejo Station Intermodal Facility, and appropriate expenditures to the Vallejo Station Project  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085

- H. **Second Reading and Adoption of an Ordinance of the City of Vallejo Adopting the Revised South Vallejo Industrial Park Policy Plan as the Planned Development Master Plan for the South Vallejo Industrial Park Area**  
Recommendation: Conduct second reading and adopt an ordinance of the City of Vallejo adopting the revised South Vallejo Industrial Park Policy Plan as the Planned Development Master Plan for the South Vallejo Industrial Park Area  
Contact: Mark Sawicki, Community & Economic Development Director, 648-4382  
Andrea Ouse, Planning Manger, 648-4163  
Michelle Hightower, Senior Planner, 648-4506
- I. **Accept the City Treasurer's Investment Report for the Quarter Ended March 31, 2014**  
Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended March 31, 2014  
Contact: Deborah Lauchner, Finance Director, 648-4592
- J. **Authorize the City Manager to Execute a Consulting Services Agreement for 5-Year Water Utility Financing Plan and Rate Study**  
Recommendation: By motion, authorize the City Manager or his designee to execute a Consultant and Professional Services Agreement with NBS Government Finance Group, dba NBS, to prepare a 5-year Water Utility Financing Plan and Rate Study for a not-to-exceed amount of \$70,930  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Franz J. Nestlerode, Asst. Public Works Director/Water Superintendent, 648-4308
- K. **Adopt Resolutions 1) Approving Revised Records Retention Schedule for All City Departments and 2) Approving an Elected and Appointed Officials Records Management Policy**  
Recommendation: Council is requested to take the following two actions: (1) Adopt a Resolution approving the revised City of Vallejo Records Retention Schedule for all City departments as a complement to the City of Vallejo's Records Management Administrative Rule, and authorizing the destruction of records in accordance with the Retention Schedule, subject to the written consent of the City Attorney; and 2) Adopt a Resolution approving an Elected and Appointed Officials Records Management Policy  
Contact: Craig Whittom, Assistant City Manager, 648-4579  
Dawn G. Abrahamson, City Clerk, 648-4527

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. **Adopt a Resolution Approving FY 2014/2015 Action Plan, and Proposed Fiscal Year 2014/2015 Community Development Block Grant (CDBG) Program and Home Investment Partnerships Program Funding**  
Recommendation: Adopt a Resolution approving the Fiscal Year 2014/2015 Action Plan, including Fiscal Year 2014/2015 CDBG Program and HOME



Program funding recommendations, as recommended by the Housing and Redevelopment Commission (HRC) and staff  
Contact: Craig Whittom, Assistant City Manager, 648-4579  
Anne Putney, Housing and Community Development Manager, 648-4408  
Guy Ricca, Senior Community Development Analyst, 648-4395

**B. Accept Quarterly Ridgecrest Reports for the Periods of October 1, 2013 – December 2013 and January 1, 2014 – March 31, 2014**

Recommendation: By motion, accept the Ridgecrest Quarterly Report as documentation of the reimbursement from the Landscape Maintenance District Program for non-Landscape Maintenance District inspection services during the second and third quarters of Fiscal Year 2013-2014 in the amount of \$5,965.19  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085

**C. Adopt a Resolution Initiating Proceedings for Assessment on Properties in the 1972 Act Landscape Maintenance Districts and Setting a Public Hearing for May 27, 2014**

Recommendation: Adopt a Resolution preliminarily approving the Engineer's Report and declaring the intent to levy and collect assessments for eleven (11) Landscape Maintenance Districts (LMD) for Fiscal Year 2014/2015 and setting a Public Hearing on this matter for May 27, 2013 at 7:00 p.m.  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085

**D. Adopt a Resolution Initiating Proceedings for Establishing a Public Hearing on May 27, 2014 for Ad Valorem Assessments for Properties in the 1911 Act Landscape Maintenance Districts**

Recommendation: Adopt a Resolution declaring the intent to levy assessments for 14 Landscape Maintenance Districts for Fiscal Year 2014/2015 and setting a Public Hearing on May 27, 2014 at 7:00 p.m.  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085

**E. Adopt a Resolution Initiating Proceedings for Assessment on Properties in the Hiddenbrooke Maintenance District and Setting a Public Hearing for May 27, 2014**

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 2014/2015 and setting a Public Hearing on this matter for May 27, 2014 at 7:00 p.m.  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085

F. **Hold on First Reading an Ordinance Amending Chapter 2.40 of the Vallejo Municipal Code Revising Responsibilities of the Human Relations Commission in Consideration of Ad Hoc Citizens Public Safety Advisory Committee Recommendations Revising Commission Purpose, Duties, Action At Annual Meeting and Appointment of Officers**

Recommendation: Adopt on first reading an ordinance amending Chapter 2.40 of the Vallejo Municipal Code revising responsibilities of the Human Relations Commission in consideration of the Ad Hoc Citizens Public Safety Advisory Committee recommendations clarifying the Commission's purpose, duties, and the action at the annual meeting and making appointments of officers for Human Relations Commission consistent with appointment of officers for other City commissions

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

G. **Public Hearing and Adoption of a Resolution Authorizing the Transfer of a Portion of the City of Vallejo Share of Property Tax Revenue in the Glen Cove Area to the Greater Vallejo Recreation District (GVRD)**

Recommendation: Conduct a public hearing and adopt a Resolution approving the transfer of a portion of the City share of property tax revenue (estimated to be approximately \$87,000) in the Glen Cove area to the Greater Vallejo Recreation District (GVRD)

Contact: Craig Whittom, Assistant City Manager, 648-4579

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

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Dated: May 8, 2014

  
Dawn G. Abrahamson, City Clerk