

## AGENDA



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590  
[www.cityofvallejo.net](http://www.cityofvallejo.net)

### VALLEJO CITY COUNCIL SPECIAL MEETING (CLOSED SESSION) – 5:00 P.M.

### VALLEJO CITY COUNCIL SPECIAL MEETING – 6:00 P.M.

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

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

MAYOR  
Osby Davis

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

**DECEMBER 15, 2015**

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.

Want more City Information - Members of the public can:

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Sign up to receive City Communications via e-mail ([www.cityofvallejo.net/living/connect](http://www.cityofvallejo.net/living/connect))

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.

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 5:00 PM  
OF THE VALLEJO CITY COUNCIL  
DECEMBER 15, 2015**

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; Ron Millard, Finance Director; Claudia Quintana, City Attorney; Janet Thiessen, Interim Human Resources Director; Austris Rungis, IEDA; and Charles Sakai, Renne Sloan Holtzman Sakai. Employee Organizations: Confidential, Administrative and Managerial Professionals (CAMP); International Association of Firefighters, Local 1186 (IAFF) and International Brotherhood of Electrical Workers, Local 2376 (IBEW)
  
- B. Conference with Labor Negotiators: pursuant to Government Code Section 54957.6. Negotiators: Daniel E. Keen, City Manager; Craig Whittom, Assistant City Manager; Ron Millard, Finance Director; Claudia Quintana, City Attorney; Janet Thiessen, Interim Human Resources Director; Austris Rungis, IEDA; and Charles Sakai, Renne Sloan Holtzman Sakai. Employee Organizations: Vallejo Police Officers Association (VPOA)

**4. ADJOURNMENT**

Dated: Thursday, December 10, 2015

A handwritten signature in blue ink, reading "Dawn G. Abrahamson" followed by a flourish.

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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 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, December 10, 2015.

Dated: Thursday, December 10, 2015

A handwritten signature in blue ink, reading "Dawn G. Abrahamson" followed by a flourish.

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Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 6:00 PM  
OF THE VALLEJO CITY COUNCIL  
DECEMBER 15, 2015**

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL:

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. ACTION CALENDAR**

**A. INTERVIEW APPLICANTS AND ADOPTION OF A RESOLUTION MAKING APPOINTMENTS TO VARIOUS CITY COMMISSIONS, BOARDS AND CITY-SCHOOLS TASKFORCE**

Recommendation: Interview applicants and adopt a Resolution making appointments to the: 1) Beautification and Design Review Board; 2) Code Enforcement Appeals Board; 3) Vallejo Housing Authority Board of Commissioners-Housing Authority Tenant Members; and 4) City-Schools Taskforce.

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

[dawn.abrahamson@cityofvallejo.net](mailto:dawn.abrahamson@cityofvallejo.net)

**B. INTERVIEWS AND ADOPTION OF RESOLUTION MAKING APPOINTMENTS TO THE GREATER VALLEJO RECREATION DISTRICT (GVRD) BOARD OF DIRECTORS**

Recommendation: Interview applicants and adopt a Resolution making two appointments to the Greater Vallejo Recreation District Board of Directors for terms to expire on December 31, 2019.

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

[dawn.abrahamson@cityofvallejo.net](mailto:dawn.abrahamson@cityofvallejo.net)

**4. ADJOURNMENT**

Dated: Thursday, December 10, 2015

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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 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, December 10, 2015.

Dated: Thursday, December 10, 2015

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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  
DECEMBER 15, 2015**

CHAIR  
Osby Davis

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

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 Housing Authority concerning any item listed on the agenda *before or during consideration of that item.*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PRESENTATIONS AND COMMENDATIONS**
4. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

A. **APPROVAL OF MINUTES**

Recommendation: By motion, approve Housing Authority minutes for the meetings of 1) June 9, 2015 (special) and 2) November 17, 2015 (special)

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

[dawn.abrahamson@cityofvallejo.net](mailto:dawn.abrahamson@cityofvallejo.net)

B. **APPROVE THE HOUSING SUCCESSOR AGENCY ANNUAL REPORT REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND (LMIHAF) FOR FISCAL YEAR (FY) 2014-15**

Recommendation: By motion, approve the Vallejo Housing Authority (VHA) (Housing Successor to the former Vallejo Redevelopment Agency) Annual Report Regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) for Fiscal Year (FY) 2014-15, and direct staff to forward the report to the State of California by not later than December 31, 2015, and post on the City of Vallejo's website.

Contact: Guy L. Ricca, Senior Community Development Analyst, (707) 648-4395, [Guy.Ricca@cityofvallejo.net](mailto:Guy.Ricca@cityofvallejo.net)

**C. UPDATE ON THE STATUS OF THE VALLEJO HOUSING COLLABORATIVE AGREEMENT**

Recommendation: Receive an update and provide direction to Staff on Vallejo Housing Collaborative (VHC) Agreement.

Contact: Guy L. Ricca, Senior Community Development Analyst, (707) 648-4395

[Guy.Ricca@cityofvallejo.net](mailto:Guy.Ricca@cityofvallejo.net)

**D. ADOPT A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE VALLEJO HOUSING AUTHORITY AND THE CITY OF VALLEJO FOR THE PROVISION OF ADMINISTRATIVE, LEGAL, TECHNICAL, AND CLERICAL ASSISTANCE**

Recommendation: Adopt a Resolution authorizing the Executive Director to execute a Second Amendment to the Agreement with the City of Vallejo for Administrative, Legal, Technical, and Clerical assistance.

Contact: Anne Putney, Housing and Community Development Manager, (707) 648-4408, [anne.putney@cityofvallejo.net](mailto:anne.putney@cityofvallejo.net)

**E. APPROVE CHANGES TO THE VALLEJO HOUSING AUTHORITY'S ADMINISTRATIVE PLAN MODIFYING THE HOUSING CHOICE VOUCHER SUBSIDY STANDARD**

Recommendation: By motion, approve the proposed changes to the Vallejo Housing Authority's (VHA) Administrative Plan modifying the Housing Choice Voucher (HCV) subsidy standard.

Contact: Anne Putney, Housing and Community Development Manager, (707) 648-4408 [anne.putney@cityofvallejo.net](mailto:anne.putney@cityofvallejo.net)

**5. 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.*

**6. ADJOURNMENT**

Dated: Thursday, December 10, 2015

A handwritten signature in blue ink, reading "Dawn G. Abrahamson" followed by a flourish.

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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 Board, 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, December 10, 2015.

Dated: Thursday, December 10, 2015

A handwritten signature in blue ink, reading "Dawn G. Abrahamson" followed by a flourish.

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Dawn G. Abrahamson, Secretary



**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 PM  
COUNCIL CHAMBERS  
DECEMBER 15, 2015**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATIONS AND COMMENDATIONS**
- 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 meeting of the December 8, 2015 regular meeting

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

[dawn.abrahamson@cityofvallejo.net](mailto:dawn.abrahamson@cityofvallejo.net)

**B. ADOPT A RESOLUTION OF INTENTION TO AMEND FISCAL YEAR 2015-16 HOME INVESTMENT PARTNERSHIPS PROGRAM BUDGET**

Recommendation: Adopt a Resolution of Intention to amend the FY 2015-16 HOME Program Budget.

Contact: Guy L. Ricca, Senior Community Development Analyst, (707) 648-

4395

[Guy.Ricca@cityofvallejo.net](mailto:Guy.Ricca@cityofvallejo.net)

C. **ADOPT A RESOLUTION TO AMEND FISCAL YEAR (FY) 2015-16  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
BUDGET**

Recommendation: As the second of a two-step process, adopt a Resolution to amend the FY 2015-16 CDBG Program Budget.

Contact: Guy L. Ricca, Senior Community Development Analyst, (707) 648-4395

[Guy.Ricca@cityofvallejo.net](mailto:Guy.Ricca@cityofvallejo.net)

D. **AUTHORIZE THE CITY MANAGER TO EXECUTE CONTRACT CHANGE  
ORDER NO. 2 WITH CALIFORNIA TRENCHLESS FOR THE MONTICELLO  
PIPELINE REPLACEMENT PROJECT PHASE II IN AN AMOUNT NOT TO  
EXCEED \$254,216.48**

Recommendation: By motion, authorize the City Manager or his designee to execute Contract Change Order No. 2 to California Trenchless, Inc. (CTI) for the Monticello Pipeline Replacement - Phase II Project (WT7079) in an amount not to exceed \$254,216.48.

Contact: David Kleinschmidt, Public Works Director, (707) 648-4301

[david.kleinschmidt@cityofvallejo.net](mailto:david.kleinschmidt@cityofvallejo.net)

E. **SECOND READING AND ADOPTION OF AN ORDINANCE AMENDING  
TITLE 16 OF THE VALLEJO MUNICIPAL CODE (VMC) ZONING  
ORDINANCE REGARDING ON-SITE TASTING ROOMS**

Recommendation: Hold second reading and adopt an Ordinance of the City of Vallejo amending Title 16 of the Vallejo Municipal Code (VMC) Zoning Ordinance regarding on-site tasting rooms

Contact: Michelle Hightower, Senior Planner, (707) 648-4506

[michelle.hightower@cityofvallejo.net](mailto:michelle.hightower@cityofvallejo.net)

F. **AUTHORIZE THE CITY MANAGER TO EXECUTE THE THIRD  
AMENDMENT TO THE WORKERS' COMPENSATION CLAIMS  
ADMINISTRATION SERVICES AGREEMENT WITH YORK INSURANCE  
SERVICES, INC.-CALIFORNIA TO EXTEND THE TERM ONE YEAR AND  
AUTHORIZE PAYMENT FOR SERVICES OF AN AMOUNT NOT TO  
EXCEED \$198,390**

Recommendation: By motion, authorize the City Manager to execute the third amendment to the workers' compensation claims administration services

agreement with York Insurance Services, Inc., California, to extend the term one year and authorize payment for services of an amount not to exceed \$198,390.

Contact: Janet M. Thiessen, Interim Human Resources Director, (707) 648-4106

[janet.thiessen@cityofvallejo.net](mailto:janet.thiessen@cityofvallejo.net)

**G. ADOPT TWO RESOLUTIONS AMENDING THE FISCAL YEAR 2015-2016 BUDGET TO IMPLEMENT TWO PARTICIPATORY BUDGETING CYCLE 3 PROJECTS**

Recommendation: Adopt each of two resolutions authorizing the City Manager to determine eligibility, disburse funds, execute agreements and take any and all required actions to implement the following two Participatory Budgeting (PB) Cycle 3 projects: "School Roads Repairs" and "Waterfront History Arts Park."

Contact: Alyssa Alford, Administrative Analyst I, (707) 648-4577

[alyssa.alford@cityofvallejo.net](mailto:alyssa.alford@cityofvallejo.net)

**H. ADOPT A RESOLUTION AMENDING THE AGREEMENT BETWEEN THE CITY OF VALLEJO AND THE VALLEJO HOUSING AUTHORITY FOR THE PROVISION OF ADMINISTRATIVE, LEGAL, TECHNICAL, AND CLERICAL ASSISTANCE**

Recommendation: Adopt a Resolution authorizing the City Manager to execute a Second Amendment to the Agreement with the Vallejo Housing Authority for Administrative, Legal, Technical, and Clerical assistance.

Contact: Anne Putney, Housing and Community Development Manager, (707) 648-4408

[anne.putney@cityofvallejo.net](mailto:anne.putney@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. INTRODUCE AN ORDINANCE AMENDING 7.100 OF THE VALLEJO MUNICIPAL CODE TO RESTRICT MEDICAL MARIJUANA CULTIVATION AND PROHIBIT DELIVERY**

Recommendation: Hold on First Reading an Ordinance Amending Vallejo Municipal Code 7.100 Medical Marijuana to restrict cultivation of and prohibit delivery of medical marijuana.

**B. APPROVE A FIRST AMENDMENT TO THE EMPLOYMENT AGREEMENT WITH DANIEL E. KEEN, CITY MANAGER**

Recommendation: By motion, approve a first amendment to the employment agreement with Daniel E. Keen, City Manager.

Contact: Claudia Quintana, City Attorney, (707) 648-4545  
[claudia.quintana@cityofvallejo.net](mailto:claudia.quintana@cityofvallejo.net)

**9. INFORMATION CALENDAR**

**A. INFORMATIONAL UPDATE ON PUBLIC OUTREACH AND EDUCATION, WATER RATE STUDY, AND PROPOSITION 218 WATER RATE-SETTING SCHEDULE**

Recommendation: Receive an informational presentation on the public outreach and education program, water rate study, and an updated Proposition 218 water rate-setting schedule.

Contact: David Kleinschmidt, Public Works Director, (707) 648-4301  
[david.kleinschmidt@cityofvallejo.net](mailto:david.kleinschmidt@cityofvallejo.net)

**B. RECEIVE CITY COMMUNICATIONS UPDATE**

Recommendation: Receive an update on the status of City Communications. No City Council action is required.

Contact: Joanna Altman, Administrative Analyst II, (707) 648-4362  
[joanna.altman@cityofvallejo.net](mailto:joanna.altman@cityofvallejo.net)

**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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Dated: Thursday, December 10, 2015



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Dawn G. Abrahamson, City Clerk