

## AGENDA

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

MAYOR  
Osby Davis

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

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

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

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



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

**AUGUST 23, 2016**

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 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  
AUGUST 23, 2016**

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 Real Property Negotiators pursuant to Government Code Section 54956.8 - Property: the parcels generally known as "North Mare Island" including APNS (1) 0066-020-110, (2) 0066-020-130 and (3) 0066-020-150; City Negotiators: Daniel E. Keen, City Manager; and Kathleen Diohep, Economic Development Manager; Negotiating Parties: FF LLC, a California Liability Company; Under Negotiations: Price and Terms of Payment

**4. ADJOURNMENT**

Dated: Thursday, August 18, 2016



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, August 18, 2016.

Dated: Thursday, August 18, 2016



Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 6:45 PM  
OF THE  
VALLEJO HOUSING AUTHORITY  
COUNCIL CHAMBERS  
555 SANTA CLARA STREET,  
VALLEJO, CA  
AUGUST 23, 2016**

CHAIR  
Osby Davis

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

TO THE CHAIR AND COMMISSIONERS 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. 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 Housing Authority minutes for the special meeting of July 12, 2016

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

[Dawn.Abrahamson@cityofvallejo.net](mailto:Dawn.Abrahamson@cityofvallejo.net)

**B. ACCEPT THE CITY TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED JUNE 30, 2016**

Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended June 30, 2016.

Contact: Ron Millard, Finance Director, (707)648-4592

[ron.millard@cityofvallejo.net](mailto:ron.millard@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.*

**5. INFORMATION CALENDAR**

**A. VERBAL PREVIEW OF FUTURE CHANGES TO THE HOUSING CHOICE VOUCHER PROGRAM AS REQUIRED/PERMITTED BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD)**

Recommendation: Verbal report only. No action is required.

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

[Anne.Putney@cityofvallejo.net](mailto:Anne.Putney@cityofvallejo.net)

**6. ADJOURNMENT**

Dated: Thursday, August 18, 2016

A handwritten signature in blue ink, appearing to read "Osby Davis", written over a horizontal line.

Osby Davis, Mayor

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, August 18, 2016.

Dated: Thursday, August 18, 2016

A handwritten signature in blue ink, appearing to read "Dawn G. Abrahamson", written over a horizontal line.

Dawn G. Abrahamson, City Clerk

**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 PM  
COUNCIL CHAMBERS  
AUGUST 23, 2016**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATIONS AND COMMENDATIONS**
  - A. INTRODUCTION OF NEW EMPLOYEES**
  - B. VISIONS OF THE WILD 2016 PRESENTATION**
  - C. PRESENTATION OF A PROCLAMATION DECLARING SEPTEMBER 5-11, 2016 "SUICIDE PREVENTION WEEK"**

**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) July 19, 2016 (special closed session); 2) July 19, 2016 (special-commission interviews); 3) July 26, 2016 (special); and 4) July 26, 2016

(regular)

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

[Dawn.Abrahamson@cityofvallejo.net](mailto:Dawn.Abrahamson@cityofvallejo.net)

**B. PAYMENT OF CLAIMS - JULY 2016**

Recommendation: By motion, ratify the payment of claims totaling \$8,312,581.47 for the period July 1, 2016, through July 31, 2016.

Contact: Ron Millard, Finance Director, (707) 649-3559

[ron.millard@cityofvallejo.net](mailto:ron.millard@cityofvallejo.net)

**C. SECOND AMENDMENT TO EXTEND THE AGREEMENT WITH RRM DESIGN GROUP, INC FOR A TOTAL AMOUNT NOT TO EXCEED \$167,480**

Recommendation: Authorize the City Manager to execute the second amendment to the Consultant Services Agreement with RRM Design Group, Inc. for planning services to increase compensation by \$20,100 for a total not to exceed of \$167,480 and to extend the term through January 31, 2017.

Contact: Andrea Ouse, Community & Economic Development Director, (707) 648-4326

[Andrea.Ouse@cityofvallejo.net](mailto:Andrea.Ouse@cityofvallejo.net)

**D. ADOPT A RESOLUTION OF SUPPORT FOR THE APPLICATION FOR AND APPROVING RECEIPT OF GRANT FUNDING FOR THE VALLEJO BLUFFS TRAIL PROJECT**

Recommendation: Adopt a resolution authorizing the application and approving receipt of grant funds from the Association of Bay Area Governments (ABAG) and the California State Coastal Conservancy (Conservancy) for preparation of final feasibility, environmental review, design and construction documents for the Vallejo Bluffs-Al Zampa Bridge trail section.

Contact: Mark Hoffheimer, Senior Planner, Planning Division, (707) 645-2610

[Mark.Hoffheimer@cityofvallejo.net](mailto:Mark.Hoffheimer@cityofvallejo.net)

**E. ADOPT A RESOLUTION OF INTENTION TO AMEND FISCAL YEAR 2016-17 CAPITAL IMPROVEMENT PROGRAM BUDGET TO RECOGNIZE REVENUE FROM VALLEJO CITY UNIFIED SCHOOL DISTRICT IN THE AMOUNT OF \$309,772 FOR HIDDENBROOKE PARK EXPENDITURES AND APPROPRIATE THE FUNDS ACCORDINGLY**

Recommendation: As the first in a two-step process, adopt a Resolution of Intention to amend the Fiscal Year 2016-17 Capital Improvement Program budget to recognize the revenue from Vallejo City Unified School District in the

amount of \$309,772 and appropriate the funds to the following: (1) the Hiddenbrooke Park Project in the amount of \$74,623, (2) the Engineering Division General Fund in the amount of \$1,344, (3) the Water Revenue Fund in the amount of \$82,770, and (4) the Hiddenbrooke Improvement Bond fund balance in the amount of \$151,035.

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

- F. **AUTHORIZE CITY MANAGER TO EXECUTE A FOURTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT WITH PLACEWORKS, INC. FOR PLANNING SERVICES ON THE CALIBER SCHOOL PROJECT TO INCREASE COMPENSATION BY \$48,286 IN AN AMOUNT NOT TO EXCEED \$127,170.**

Recommendation: By motion, authorize the City Manager to execute a Fourth Amendment to the Consultant Services Agreement with Placeworks, Inc. for planning services on the Caliber School project to increase compensation by \$48,286 in an amount not to exceed \$127,170.

Contact: Dina Tasini, Planning Manager, (707) 648-4382  
[Dina.Tasini@cityofvallejo.net](mailto:Dina.Tasini@cityofvallejo.net)

- G. **ADOPT A RESOLUTION REJECTING ALL BIDS FOR THE CDBG ALABAMA STREET CITY PARK ADA IMPROVEMENTS PROJECT**

Recommendation: Adopt a Resolution rejecting all bids received for the CDBG Alabama Street City Park ADA Improvement Project.

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

- H. **ADOPT A RESOLUTION TO AMEND FISCAL YEAR 2016-17 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET TO TRANSFER FROM THE EMERGENCY DISASTER FUND TO THE CAPITAL OUTLAY FUND FOR THE VALLEJO POLICE DEPARTMENT BUILDING IMPROVEMENT PROJECT**

Recommendation: As the second in a two-step process, adopt a Resolution to amend the Fiscal Year 2016-17 Capital Improvement Program (CIP) Budget, to recognize a revenue in the amount of \$725,000 from Emergency Disaster Fund.

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

I. **ADOPT A RESOLUTION TO RESPOND TO THE 2015-2016 SOLANO GRAND JURY REPORTS ENTITLED "HOMELESSNESS-OMNIPRESENT AND INVISIBLE?" AND "VALLEJO-SISTER CITY TO THE WORLD"**

Recommendation: Adopt a resolution approving the response to the 2015-2016 Solano County Grand Jury reports entitled "Homelessness - Omnipresent and Invisible?" and "Vallejo - Sister City to the World".

Contact: Teri Killgore, Assistant City Manager, (707) 648-4579

[Teri.Killgore@cityofvallejo.net](mailto:Teri.Killgore@cityofvallejo.net)

Claudia Quintana, City Attorney, (707) 648-4547

[Claudia.Quintana@cityofvallejo.net](mailto:Claudia.Quintana@cityofvallejo.net)

J. **ACCEPT THE CITY TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED JUNE 30, 2016**

Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended June 30, 2016.

Contact: Ron Millard, Finance Director, (707)648-4592

[ron.millard@cityofvallejo.net](mailto:ron.millard@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. **QUARTERLY RIDGECREST REPORT FOR APRIL 1, 2016 - JUNE 30, 2016**

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 fourth quarter of Fiscal Year 2015-16 in the amount of \$12,712.68.

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

[David.Kleinschmidt@cityofvallejo.net](mailto:David.Kleinschmidt@cityofvallejo.net)

B. **ADOPT A RESOLUTION MAKING APPOINTMENTS TO THE PLANNING COMMISSION**

Recommendation: Adopt a Resolution making appointments to fill two vacancies on the Planning Commission.

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

[Dawn.Abrahamson@cityofvallejo.net](mailto:Dawn.Abrahamson@cityofvallejo.net)



C. **(CONTINUED) PUBLIC HEARING UNDER THE TAX EQUITY AND FISCAL RESPONSIBILITY ACT ("TEFRA") APPROVING THE ISSUANCE OF BONDS BY THE CALIFORNIA PUBLIC FINANCE AUTHORITY ON BEHALF OF SOLANO CAROLINA PARTNERS, LP, AND AUTHORIZING MEMBERSHIP IN THE CALIFORNIA PUBLIC FINANCE AUTHORITY AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH SOLANO CAROLINA PARTNERS, LP SERVICES AT CAROLINA HEIGHTS**

Recommendation:

1) Conclude the "TEFRA" public hearing required that began on July 12, 2016 regarding the issuance of tax-exempt multifamily housing revenue bonds by the California Public Finance Authority ("CalPFA") to finance the acquisition and rehabilitation of Carolina Heights Apartments by Solano Affordable Housing Foundation (the "Developer") on behalf of Solano Carolina Partners, LP (the "Borrower"); and upon conclusion,

2) Adopt a resolution approving the issuance of the bonds by CalPFA for the Carolina Heights Apartments project, authorizing the City of Vallejo to join CalPFA as an Additional Member, authorizing the City Manager to execute and deliver any documents and instruments which are necessary to comply with the terms of the resolution and the financing transaction and authorizing the city manager to enter into an Agreement with the Solano Carolina Partners, LP for the provision of services to residents at Carolina Heights.

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

[anne.putney@cityofvallejo.net](mailto:anne.putney@cityofvallejo.net)

D. **PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE ZONING MAP TO REZONE A ONE-ACRE SITE WEST OF 3267 SONOMA BOULEVARD FROM THE PUBLIC AND QUASI-PUBLIC FACILITIES (PF) ZONING DISTRICT TO INTENSIVE USE (IU).**

Recommendation: Hold the public hearing and upon conclusion, adopt the Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Solano Collision Zoning Map Amendment (ZMA), and hold on first reading an Ordinance amending the Vallejo Municipal Code (VMC) Zoning Map to rezone a one-acre parcel currently zoned Public and Quasi-Public Facilities (PF) to Intensive Use (IU).

Contact: Dina Tasini, Planning Manager, (707) 648-4382

[Dina.Tasini@cityofvallejo.net](mailto:Dina.Tasini@cityofvallejo.net)

- E. **ADOPT A RESOLUTION RESCINDING RESOLUTION NO. 85-694 N.C.,  
ELIMINATING THE MARINA ADVISORY COMMITTEE**  
Recommendation: Adopt a resolution rescinding Resolution No. 85-694 N.C,  
eliminating the Marina Advisory Committee.  
Contact: Dawn G. Abrahamson, City Clerk, (707) 648-4528  
[Dawn.Abrahamson@cityofvallejo.net](mailto:Dawn.Abrahamson@cityofvallejo.net)
- F. **DESIGNATE A VOTING DELEGATE AND ALTERNATE FOR THE  
BUSINESS PORTION OF THE ANNUAL LEAGUE OF CALIFORNIA CITIES  
CONFERENCE**  
Recommendation: By motion, designate a City of Vallejo voting delegate and  
voting alternate for the business portion of the Annual League of California  
Cities Conference.  
Contact: Daniel E. Keen, City Manager, (707) 648-4576  
[Daniel.Keen@cityofvallejo.net](mailto:Daniel.Keen@cityofvallejo.net)
- G. **REQUEST FROM MAYOR DAVIS TO PLACE THE FOLLOWING ITEM ON  
THE SEPTEMBER 13, 2016 AGENDA: ADOPT A RESOLUTION OF INTENT  
TO AMEND THE FY 2016-17 BUDGET AND ALLOCATE \$15,000 IN  
UNUSED PB FUNDING TO THE “SPIRIT OF VALLEJO” PUBLIC ART  
PROJECT**  
Recommendation: Consider a request from Mayor Davis to place the following  
item on the September 13, 2016 agenda: adopt a Resolution of Intention to  
amend the Fiscal Year 2016-17 Budget and allocate \$15,000 in unused  
funding to the "Spirit of Vallejo" Public Art Project  
Contact: Mayor Davis, (707) 648-4377  
[Mayor@cityofvallejo.net](mailto:Mayor@cityofvallejo.net)

9. **INFORMATION CALENDAR**

10. **CITY MANAGER’S REPORT**

11. **CITY ATTORNEY’S REPORT**

12. **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. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.*

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))

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, August 18, 2016.

Dated: Thursday, August 18, 2016



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Dawn G. Abrahamson, City Clerk