

## AGENDA



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

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

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

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

MAYOR  
Osby Davis

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

**SEPTEMBER 13, 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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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  
SEPTEMBER 13, 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: Properties: Solano County: Lakes Frey and Madigan: (APN 0147-01-010; APN 0147-01-100; APN 0147-01-090; 0147-01-110, APN 0147-020-050; APN 0147-020-060; APN 0147-05-050; APN 0147-05-040; APN 0147-05-070; APN 045-370-002-000; APN 045-340-002-000; APN 052-400-008-000); Napa County: Lake Curry: (APN 033-080-003, 033-080-004 and 033-080-008; APN 033-030-007-000; APN 033-030-011-000; APN 033-200-006-000); Agency Negotiator: Dan Keen, City Manager; Negotiating Parties: City of Vallejo and County of Solano; Under Negotiation: Price and Terms of Payment
- B. Conference with Labor Negotiators: pursuant to Government Code Section 54957.6. Negotiators: Daniel E. Keen, City Manager; Jasmin Loi, Human Resources Director; and Austris Rungis, IEDA. Employee Organizations: International Association of Firefighters, Local 1186 (IAFF) and International Brotherhood of Electrical Workers, Local 1245 (IBEW)

**4. ADJOURNMENT**

Dated: Thursday, September 8, 2015



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, September 8, 2015.

Dated: Thursday, September 8, 2015



Dawn G. Abrahamson, City Clerk

**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 PM  
COUNCIL CHAMBERS  
SEPTEMBER 13, 2016**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. PRESENTATIONS AND COMMENDATIONS**

A. **PRESENTATION OF A PROCLAMATION IN RECOGNITION OF APPRENTICE FIREFIGHTER  
PARAMEDIC RAMON VILLANUEVA FOR OUTSTANDING PERFORMANCE**

B. **PRESENTATION BY THE METROPOLITAN TRANSPORTATION COMMISSION TO THE CITY OF  
VALLEJO IN RECOGNITION OF THE BIGGEST YEAR-TO-YEAR ROADWAY PAVEMENT  
IMPROVEMENT OF ANY BAY AREA MUNICIPALITY**

C. **PRESENTATION OF A PROCLAMATION IN RECOGNITION OF CITY OF VALLEJO PUBLIC WORKS  
DIRECTOR, DAVID A. KLEINSCHMIDT, BEING AWARDED "PUBLIC WORKS LEADER OF THE YEAR"  
FROM THE NORTHERN CALIFORNIA CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION**

**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) August 23, 2016 (special) and 2) August 23, 2016 (regular).

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

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

B. **ACCEPT WORK AS COMPLETE WITH MCK SERVICES, INC. FOR THE MEASURE B GRANT STREET  
PAVEMENT REHABILITATION PROJECT**

Recommendation: By motion, accept the Measure B Grant Street Pavement Rehabilitation Project, performed by MCK Services, Inc., of Concord, California, as complete and authorize and direct the City Clerk to file a Notice of Completion with the Solano County Recorder's office.

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

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

C. **ACCEPT WORK AS COMPLETE WITH ARGONAUT CONSTRUCTORS FOR THE MEASURE B SANTA CLARA PAVEMENT REHABILITATION PROJECT**

Recommendation: By motion, accept the Measure B Santa Clara Pavement Rehabilitation Project, performed by Argonaut Constructors, as complete and authorize and direct the City Clerk to file a notice of completion with the Solano Recorder's Office.

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

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

D. **ADOPT A RESOLUTION OF INTENTION TO AMEND FISCAL YEAR 2016-17 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET TO TRANSFER \$717,000 FROM THE EMERGENCY DISASTER FUND TO THE CAPITAL OUTLAY FUND; AND ADOPT A RESOLUTION AWARDED A CONSTRUCTION CONTRACT FOR THE CORPORATION YARD & POLICE DEPARTMENT SECURITY FENCE PROJECT IN THE AMOUNT OF \$624,894**

Recommendation:

Adoption of two resolutions:

1. As the first in a two-step process, adopt a Resolution of Intention to amend the Fiscal Year 2016-17 Capital Improvement Program (CIP) Budget to transfer funds in the amount of \$717,000 from Emergency Disaster Fund to the Capital Outlay Fund; and establishing a CIP Program budget of \$842,000.00 for the Vallejo Police Department Building Abatement and Restoration Project, and
2. Adopt a Resolution approving the project plans and specifications for the Corporation Yard & Police Department Security Fence project and authorizing the City Manager to award a construction contract in the amount of \$624,894 to Golden Bay Fence Plus Iron Works Inc., Stockton, California, in accordance with the approved plans and specifications.

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

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

E. **AUTHORIZE THE CITY MANAGER TO EXECUTE AS-NEEDED MUNICIPAL LANDSCAPE ARCHITECTURAL SERVICES CONTRACTS IN AN AMOUNT NOT TO EXCEED \$75,000 PER FISCAL YEAR FOR EACH OF THE FOUR SELECTED FIRMS THROUGH MAY 31, 2017 WITH FIVE OPTIONAL YEARS FOR A TOTAL NOT TO EXCEED AMOUNT OF \$1,800,000 OVER THE NEXT SIX FISCAL YEARS SUBJECT TO ANNUAL BUDGET APPROPRIATIONS**

Recommendation: By motion, authorize the City Manager to execute As-Needed Municipal Landscape Architectural Services contracts in an amount not to exceed \$75,000 per fiscal year for each of the four selected firms through May 31, 2017, with five optional years for a total not to exceed amount of \$1,800,000 over the next six fiscal years subject to annual budget appropriations.

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

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

F. **ACCEPT WORK AS COMPLETE WITH GHILOTTI CONSTRUCTION COMPANY INC., FOR THE MARE ISLAND WEST APPROACH BRIDGE REPLACEMENT PROJECT**

Recommendation: By motion, accept the Mare Island Bridge West Approach Project, performed by Ghilotti Construction Company Inc., as complete and authorize and direct the City Clerk to file a notice of completion

with the Office of the Solano Recorder's office.

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

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

- G. **ADOPT A RESOLUTION 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 AND APPROPRIATE THE FUNDS TO: (1) HIDDENBROOKE PARK PROJECT IN THE AMOUNT OF \$74,623, (2) ENGINEERING DIVISION GENERAL FUND IN THE AMOUNT OF \$1,344, (3) WATER FUND IN THE AMOUNT OF \$82,770, AND (4) HIDDENBROOKE IMPROVEMENT BOND FUND IN THE AMOUNT OF \$151,035**

Recommendation: As the second in a two-step process, adopt a Resolution to amend the Fiscal Year 2016-17 Capital Improvement Program budget to recognize revenue from Vallejo City Unified School District in the amount of \$309,772 and appropriate the funds to: (1) Hiddenbrooke Park Project in the amount of \$74,623, (2) Engineering Division General Fund in the amount of \$1,344, (3) Water Revenue Fund in the amount of \$82,770, and (4) Hiddenbrooke Improvement Bond Fund 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)

- H. **ADOPT A RESOLUTION OF INTENTION TO AMEND FISCAL YEAR 2016-2017 OFFICE OF TRAFFIC SAFETY FUND #146 BUDGET TO RECOGNIZE REVENUE OF \$120,000 FROM A GRANT AWARD AND APPROPRIATE EXPENDITURES FOR SELECTIVE TRAFFIC ENFORCEMENT PROGRAM**

Recommendation: As the first in a two-step process, adopt a Resolution of Intention to amend the Office of Traffic Safety Grant Fund #146 Fiscal Year 2016-17 budget to recognize revenue of \$120,000 from a grant award from the California Office of Traffic Safety and appropriate expenditures of \$120,000 for Selective Traffic Enforcement Program.

Contact: Lee Horton, Captain of Police, (707) 648-5291

[lee.horton@cityofvallejo.net](mailto:lee.horton@cityofvallejo.net)

- I. **ADOPT A RESOLUTION OF INTENTION TO AMEND FISCAL YEAR 2016-17 CAPITAL IMPROVEMENT PROGRAM BUDGET TO RECOGNIZE REVENUE FROM FEDERAL HIGHWAY ADMINISTRATION (FHWA) IN THE AMOUNT OF \$65,442 AND APPROPRIATE TO THE HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) SONOMA BOULEVARD PROJECT**

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 revenue from the Federal Highway Administration (FHWA) in the amount of \$65,442 and appropriate to the Highway Safety Improvement Program (HSIP) Sonoma Boulevard project.

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

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

- J. **EXPRESSING THE CITY OF VALLEJO'S SUPPORT FOR THE LOCATION OF A KC-46A PEGASUS AERIAL TANKER MISSION AT TRAVIS AIR FORCE BASE AND AUTHORIZING THE MAYOR TO SIGN A LETTER OF SUPPORT**

Recommendation: Authorize the Mayor to sign a letter on behalf of the City of Vallejo, expressing the City's support for the location of a KC-46A Pegasus Aerial Tanker mission at Travis Air Force Base.

Contact: Daniel E. Keen, (707) 648-4766

[citymanager@cityofvallejo.net](mailto:citymanager@cityofvallejo.net)

- K. **ACCEPT WORK AS COMPLETE WITH GSE CONSTRUCTION, INC., FOR THE AMERICAN CANYON PUMP STATION REMOVAL PROJECT**

Recommendation: By motion, accept the American Canyon Pump Station Removal Project, performed by GSE Construction Company, Inc. of Livermore, California, as complete and authorize and direct the City Clerk to file a notice of completion with the Solano Recorder's Office.

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

L. **SECOND READING AND ADOPTION 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: By motion, hold second reading and adopt 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)

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. **HOLD A TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) PUBLIC HEARING - REQUEST BY HARBOR PARK APARTMENTS, LP AND APPROVE AN INCREASE TO TAX-EXEMPT REVENUE BONDS TO BE ISSUED BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**

Recommendation: Conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing regarding an increase in the amount of tax-exempt multi-family housing revenue bonds to be issued by the California Statewide Communities Development Authority (CSCDA) on behalf of Harbor Park Apartments LP for the acquisition and additional rehabilitation of Harbor Park Apartments, and adopt a Resolution approving the bonds subject to the execution of a Resident Services Agreement (Attachment 1).

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

B. **CONSIDER THE MAYOR'S REQUEST TO ADOPT A RESOLUTION CONSENTING TO THE DEVELOPMENT OF A MASTER PARK PLAN FOR THE WATERFRONT HISTORY ART WALK PARK BY MARIO CHIODO OF CHIODO ART DEVELOPMENT AND CHRISTOPHER KENT OF PGA DESIGN: LANDSCAPE ARCHITECTS AND DEVELOPMENT OF UNIT PROPOSAL(S); CREATE A WATERFRONT ART WALK AD-HOC COMMITTEE OF THE CITY COUNCIL AND APPOINT TWO MEMBERS THERETO**

Recommendation: Consider the Mayor's request to adopt a Resolution consenting to the development of a master park plan for the waterfront history art walk park by Mario Chiodo of Chiodo Art Development and Christopher Kent of PGA Design: Landscape Architects and development of unit proposal(s). Additionally, create a waterfront history art walk ad-hoc committee of the City Council and appoint two members thereto.

Contact: Will Morat, Administrative Analyst II, (707) 648-4109, [Will.Morat@cityofvallejo.net](mailto:Will.Morat@cityofvallejo.net)

C. **INTRODUCE TWO ORDINANCES: ONE AMENDING TITLE 2 OF THE VALLEJO MUNICIPAL CODE RELATED TO THE PLANNING COMMISSION AND ONE RELATED TO GENERAL REGULATIONS FOR BOARDS, COMMISSIONS AND COMMITTEES**

Recommendation:

By motion, hold on first reading the following ordinances:

1. An ordinance amending Vallejo Municipal Code Chapter 2.26- General Regulations for Boards, Commissions and Committees
2. An ordinance amending Vallejo Municipal Code Chapter 2.44 - Planning Commission.

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

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

**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**

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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, September 8, 2016.

Dated: Thursday, September 8, 2016



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Dawn G. Abrahamson, City Clerk