

# AGENDA

## VALLEJO CITY COUNCIL SPECIAL COUNCIL MEETING – 5:30 P.M.

## VALLEJO SANITATION & FLOOD CONTROL DISTRICT 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  
Bob Sampayan, Vice Mayor  
Pippin Dew-Costa  
Jesus "Jess" Malgapo  
Robert H. McConnell  
Katy Miessner  
Rozzana Verder-Aliga, EdD



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

**APRIL 8, 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.

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 5:30 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.

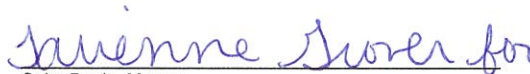
NOTICE: Members of the public shall have the opportunity to address the City Council concerning any item listed on the agenda *before or during* consideration of that item. *No other items may be discussed at this special meeting.*

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CLOSED SESSION**

A. Conference With Legal Counsel – Existing Litigation Pursuant to Subdivision (a) of Section 54956.9 of the California Government Code: *Jason Eugene Deocampo, et al. V. Jason Potts, et al.*, USCD, ED, Sacramento Division, Case No. 2:06-CV-01283-WBS-CMK

- 4. ADJOURNMENT**

Dated: April 3, 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 4:00 p.m., Thursday, April 3, 2014.

Dated: April 3, 2014

  
Dawn G. Abrahamson, City Clerk

**SPECIAL MEETING  
AT 6:45 P.M.  
OF THE  
VALLEJO HOUSING AUTHORITY  
COUNCIL CHAMBERS  
555 SANTA CLARA STREET,  
VALLEJO, CA  
APRIL 8, 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 BOARD:

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 Board 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 March 25, 2014 Regular Housing Authority meeting  
Contact: Dawn G. Abrahamson, Secretary, 648-4527

**B. Adopt a Resolution Amending the Vallejo Housing Authority Fiscal Year 2013-2014 Budget**

Recommendation: Adopt a Resolution amending the Vallejo Housing Authority Fiscal Year (FY) 2013-2014 budget  
Contact: Craig Whittom, Assistant City Manager, 648-4576  
Deborah Lauchner, Finance Director, 648-4592  
Anne Putney, Housing and Community Development Manager, 648-4408

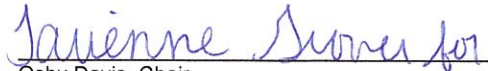
**4. ACTION CALENDAR**

**A. Hold A Public Hearing For And Adopt a Resolution to Approve and Authorize Submission of the Vallejo Housing Authority's Annual Public Housing Agency (PHA) Plan**

Recommendation: Adopt a Resolution approving the Vallejo Housing Authority's (VHA) Annual Public Housing Agency (PHA) Plan for Fiscal Year 2014-2015 and authorizing its submission to the U.S. Department of Housing and Urban Development (HUD)  
Contact: Craig Whittom, Assistant City Manager, 648-4579  
Anne Putney, Housing and Community Development Manager, 648-4408

**5. ADJOURNMENT**

Dated: April 3, 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 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 4:00 p.m., Thursday, April 3, 2014.

Dated: April 3, 2014

  
Dawn Abrahamson, Secretary

**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 P.M.  
COUNCIL CHAMBERS  
APRIL 8, 2014**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. PRESENTATIONS AND COMMENDATIONS**

A. Introduction of New Employees

B. Presentation of a Proclamation Declaring April 2014 as "Public Schools Month"

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

**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) March 18 (special), 2) March 25, 2014 (special) and 3) March 25, 2014 (regular)

Contact: Dawn G. Abrahamson, City Clerk, 648-4527

**B. Award a Construction Contract for the Santa Clara Street Concrete Rehabilitation Project – Measure 'B' FY13/14**

Recommendation: By motion: 1) approve the project plans and specifications for the Santa Clara Street Concrete Rehabilitation Project – Measure 'B' FY 13/14; 2) reject the bid of Ghilotti Brothers, Inc., San Rafael, California as non-responsive; 3) determine J.J.R. Construction, Inc. San Mateo, California to be the lowest responsive and responsible bidder in the amount of \$534,356 and is hereby accepted and a contract is awarded to said low bidder at the prices bid; 4) reject all other bids upon the full execution of the contract documents by the successful bidder with notice of rejection to be given thereupon by the City Clerk; 5) authorize the City Manager, or his designee, to execute an Agreement between the City of Vallejo and J.J.R Construction with any modifications

recommended by City Attorney or the Risk Manager and the City Clerk to attest the signing of that Agreement; and 6) authorize the City Manager or his designee to execute future Contract Change Orders not to exceed the remaining appropriated project budget

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

Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085

C. **LETTER NOT USED**

D. **Fair Housing Month**

Recommendation: By motion, declare April 2014 as "Fair Housing Month" in recognition of the 46<sup>th</sup> anniversary of the Federal Fair Housing Act

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

Anne Putney, Housing and Community Development Director, 648-4408

Guy L. Ricca, Senior Community Development Analyst, 648-4395

E. **Adopt a Resolution Authorizing the Forgiveness of an Outstanding Loan to Vallejo Neighborhood Housing Services**

Recommendation: Adopt a Resolution authorizing the Finance Director, or her designee, to forgive an outstanding loan to Vallejo Neighborhood Housing Services (VNHS) for the Graham Gardens project in the amount of \$831,111

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

Anne Putney, Housing and Community Development Manager, 648-4408

Guy L. Ricca, Senior Community Development Analyst, 648-4395

F. **Authorize the City Manager to Execute an Agreement Between the City and Dudek, for the Preparation of an Environmental Impact Report for the Vallejo Marine Terminal (VMT)/Orcem Project and Negotiate and Execute Agreements with VMT and Orcem to Reimburse the City for the Cost of the Contract**

Recommendation: By motion, authorize the City Manager to execute an agreement between the City and Dudek for the preparation of an Environmental Impact Report for the proposed VMT/Orcem project and negotiate and execute a reimbursement agreement or agreements with VMT and Orcem to reimburse the City for the costs of the EIR agreement in substantially the form of the attached agreements, with any minor or non-substantive changes as approved by the City Attorney

Contact: Mark Sawicki, Community & Economic Development Director, 648-4382

Andrea Ouse, Planning Manager, 648-4163

Michelle Hightower, Senior Planner, 648-4506

G. **Adopt a Resolution Appointing Three Representatives to Member Organizations on the Participatory Budgeting Steering Committee**

Recommendation: Adopt a Resolution appointing a replacement primary representative for Fighting Back Partnership member organization and replacement of secondary representatives for the Solano Hispanic Chamber of Commerce and Solano Filipino-American Chamber of Commerce member organizations of the Participatory Budgeting Steering Committee (PBSC)

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

Joanna Altman, Administrative Analyst II, 648-4362

Alea Gage, Administrative Analyst I, 648-4041

- H. **Adopt a Resolution Approving a Memorandum of Understanding and a Lease Agreement with Rising Sun Energy Center to Implement the California Youth Energy Services Program in the City of Vallejo**  
Recommendation: Adopt a Resolution approving a Lease Agreement with Rising Sun Energy Center to use the currently vacant City facility at 1155 Capitol Street at no cost and authorizing the City Manager to execute a Memorandum of Understanding with Rising Sun Energy Center to implement the California Youth Energy Services Program in the City of Vallejo, in substantially the form attached, with any minor changes as approved by the City Attorney  
Contact: Daniel E. Keen, City Manager, 648-4576  
Maria C. Olvera, Human Resources Director, 648-4363
- I. **Second Reading and Adoption of an Ordinance Amending Section 7.54.150 of the Vallejo Municipal Code Governing Recovery Abatement Costs and Administrative Charges, to Give the City Manager Discretion to Release Some City-Issued Special Assessment Liens for Properties in Receivership**  
Recommendation: By motion, hold second reading and adopt an ordinance amending Chapter 7.54.150 of the Vallejo Municipal Code to give the City Manager discretion to release certain City-issued special assessment liens when there is a request from the court-appointed receiver and when such action is required in order to abate a substandard building that substantially endangers public health and safety  
Contact: Claudia Quintana, City Attorney, 648-4547  
Inder Khalsa, Assistant City Attorney, 648-4456  
Ryan Griffith, Neighborhood Law Attorney, 648-4147
- J. **Second Reading and Adoption of an Ordinance Amending Vallejo Municipal Code Title 8, Vehicles and Traffic, Chapters 8.20 – Parking Meter and Timed Limit Parking and 8.24 – Stopping, Standing and Parking**  
Recommendation: By motion, hold second reading and adopt an ordinance amending Vallejo Municipal Code Title 8, Vehicles and Traffic, Chapters 8.20 – Parking Meter and Timed Limit Parking and Chapter 8.24 – Stopping, Standing and Parking  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085
- K. **City Participation in the Travis Community Consortium**  
Recommendation: By motion, authorize the City's participation in the Travis Community Consortium and payment of \$2,000 as the City of Vallejo's contribution towards the Consortium's lobbying efforts  
Contact: Daniel E. Keen, City Manager, 648-4576
- L. **Authorize Mayor Davis' Attendance at the Grantmakers For Children Youth, and Families (GCYF) 2014 Annual Conference in Detroit, Michigan, with all Costs to be Paid by GCYF At No Cost to the City**  
Recommendation: By motion, authorize Mayor Davis to attend the Grantmakers for Children, Youth and Families (GCYF) 2014 Annual Conference in Detroit, Michigan on October 15, 2014 with GCYF paying the costs for transportation, hotel, meals and ground transportation  
Contact: Daniel E. Keen, City Manager, 648-4576

M. **Authorization to Expend \$128,947 of Measure B Funds to Purchase Core Network Infrastructure Equipment and Related Professional Services from Novacoast, Inc.**

Recommendation: By motion, authorize the City Manager to issue a purchase order to Novacoast, Inc. in the amount of \$108,947 for the purchase of Core Network Infrastructure Equipment, and to expend an amount not to exceed \$20,000 for professional services related to the design, configuration, and installation of the equipment

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

N. **Adopt a Resolution Approving the Community Events Partnership Policy**

Recommendation: Adopt a Resolution approving the Community Event Partnership Policy defining the criteria by which local groups, organizations and individuals may receive fee waivers for special community events, and authorizing the City Manager to waive special events fees pursuant to the guidelines in the Community Events Partnership Policy, in a total amount not to exceed the Council's allocation to Community Events Partnership fund in any given year

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. **Adopt Urgency Ordinance Extending Temporary Moratorium on Issuance of New Tax Certificates Associated with Medical Marijuana Dispensaries and Provide Direction to Staff on Establishing a Regulatory Framework**

Recommendation: By four-fifths vote, adopt the proposed urgency ordinance extending the temporary moratorium on the acceptance, review and issuance of new business tax certificates associated with medical marijuana dispensaries in the City of Vallejo for a second and final extension period of one year, and to provide staff with direction on establishing a regulatory framework

Contact: Mark Sawicki, Community & Economic Development Director, 648-4382

Andrea Ouse, Planning Manager, 648-4163

B. **Consider Appeal of Denial of Site Development Permit Application for a Telecommunication Facility at the Rancho Square Shopping Plaza (Appeal #13-0003)**

Recommendation: Adopt a Resolution granting the appeal and approving the revised site development permit application for a Telecommunication Facility at the Rancho Square Shopping Plaza

Contact: Mark Sawicki, Community & Economic Development Director, 648-4382

Andrea Ouse, Planning Manager, 648-4163



9. **INFORMATION CALENDAR**
10. **CITY MANAGER'S REPORT**
11. **CITY ATTORNEY'S REPORT**
12. **COMMUNITY FORUM**
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: April 3, 2014



Dawn G. Abrahamson, City Clerk