



City Hall
555 Santa Clara Street
Vallejo, CA 94590
www.ci.vallejo.ca.us

AGENDA

VALLEJO CITY COUNCIL SPECIAL MEETING - 5:00 P.M. (Closed Session)

SPECIAL MEETING - 6:00 P.M. REGULAR MEETING - 7:00 P.M.

JULY 22, 2014

MAYOR
Osby Davis

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

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.

Want more City Information - Members of the public can:

Like us on Facebook (www.facebook.com/cityofvallejo)

Sign up to receive City Communications via e-mail (www.ci.vallejo.ca.us/living/connect)

Sign up to receive City updates and get connected with your neighbors on Nextdoor (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 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: *Richard Nichelman v. City of Vallejo*, Worker’s Compensation Appeals Board, WCAB No. ADJ8319523


- B. 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 Organizations: Confidential, Administrative and Managerial Professionals (CAMP); International Association of Firefighters, Local 1186 (IAFF) and International Brotherhood of Electrical Workers, Local 2376 (IBEW)

- C. 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 Organizations: Vallejo Police Officers Association (VPOA)

- D. Conference with Labor Negotiators: pursuant to Government Code Section 54957.6. Negotiators: Daniel E. Keen, City Manager; Claudia Quintana, City Attorney; and Charles Sakai, Renne Sloan Holtzman Saka. Unrepresented Employees: Executive Management Group

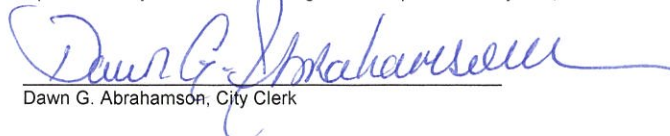
4. ADJOURNMENT

Dated: July 17, 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 5:00 p.m., Thursday, July 17, 2014.

Dated: July 17, 2014


Dawn G. Abrahamson, City Clerk

**CALL AND NOTICE OF
SPECIAL MEETING
AT 6:00 P.M.
OF THE VALLEJO CITY COUNCIL
JULY 22, 2014**

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.*

4. CALL TO ORDER

5. ROLL CALL

3. ACTION ITEM

A. Interview Applicants and Adopt a Resolution Making Appointments to Various City Commissions

Recommendation: Interview applicants and adopt a Resolution making appointments to the: 1) Architectural Heritage & Landmarks Commission; 2) Civil Service Commission; 3) Code Enforcement Appeals Board; 4) Economic Vitality Commission; 5) Library Board; 6) Planning Commission; and 7) Sister City Commission

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

B. Adopt a Resolution Appointing a Representative to the Community Action Partnership of Solano (CAP-Solano)

Recommendation: Adopt a resolution appointing a representative and alternate to the Community Action Partnership of Solano (CAP-Solano)

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

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

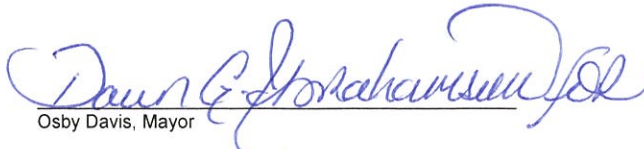
C. Adopt a Resolution Extending Suspension of the Commission on Aging, Commission on Culture and the Arts and the Youth Commission Through June 30, 2016

Recommendation: Adopt a resolution extending the suspension of the Commission on Aging, Commission on Culture and the Arts and the Youth Commission Through June 2016

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

4. ADJOURNMENT

Dated: July 17, 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 5:00 p.m., Thursday, July 17, 2014.

Dated: July 17, 2014


Dawn G. Abrahamson, City Clerk

**VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 P.M.
COUNCIL CHAMBERS
JULY 22, 2014**

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 meetings of
1) July 8, 2014 (special) and 2) July 8, 2014 (regular)
Contact: Dawn G. Abrahamson, City Clerk, 648-4527

B. Claims

Recommendation: By motion, ratify the payment of claims totaling
\$6,396,627.56 for the period June 1, 2014 through June 30, 2014
Contact: Deborah Lauchner, Finance Director, 648-4592

C. Accept Work as Complete–Downtown Streetscape Improvement Project Phase 2

Recommendation: By motion, accept the Downtown Vallejo Streetscape Improvement Project Phase 2, Federal Aid Project No. RPSTPLE 5030 (052) performed by Ghilotti Construction Company, Inc. of Santa Rosa, California work 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, 648-4301
Jill Mercurio, City Engineer, 648-4085

- D. **Authorize the City Manager to Execute a Professional Services Contract with Code for America Labs, Inc. to Create and Deploy One or More Open-Source Software Applications in an Amount not to Exceed \$220,000**
Recommendation: By motion, authorize the City Manager to enter into a professional services contract with Code for America Labs, Inc. to create and deploy one or more open-source software applications in an amount not to exceed \$220,000
Contact: Daniel E. Keen, City Manager, 648-4576
Joanna Altman, Administrative Analyst II, 648-4372
- E. **Adopt a Resolution of Local Support for the Maine Street Pedestrian Enhancement Project, Safe Routes to School (SR2S) Cooper Elementary School Improvement Project and SR2S North Hill Christian School Improvement Project and Provide Local Match in the Amount of \$229,000 for the Pre-Construction Phase**
Recommendation: Adopt a Resolution of Local Support authorizing the filing of an application to the Metropolitan Transportation Commission (MTC) for federal funding administered by the Federal Highway Administrative (FHWA) and federal or state funding administered by the California Transportation Commission (CTC) such as Surface Transportation program (STP) funding, Congestion Mitigation and Air Quality Improvement (CMAQ) funding, Transportation Alternatives (TA)/Active Transportation Program (ATP) funding, and Regional Transportation Improvement Program (RTIP), committing the necessary non-federal match and stating the assurance to complete the project for the Maine Street Pedestrian Enhancement Project, SR2S Cooper Elementary School Improvement Project and SR2S North Hills Christian School Improvement Project
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
Jill Mercurio, City Engineer, 648-4085
- F. **Adopt Resolution Authorizing Sale of Conservation Easement on 39.1 Acres of City-Owned Open Space Northeast of Columbus Parkway**
Recommendation: Adopt a resolution authorizing the City Manager to execute an agreement for the conveyance of a Conservation Easement with Hiddenbrooke Unlimited LLC and a conservation easement grant to the Wildlife Heritage Foundation (WHF) or any other non-profit organization qualified to maintain a conservation easement on 39.1 acres of city-owned property northeast of Columbus Parkway in exchange for \$254,150 in consideration
Contact: Mark Sawicki, Community & Economic Development Director, 648-4382
Kathleen Diohep, Economic Development Manager, 553-7283
Yvette Burrell, Real Property & Asset Manager, 648-4343
- G. **Adopt a Resolution to Amend Fiscal Year 2014-2015 Budget for Mare Island Community Facilities Districts (CFD)**
Recommendation: As the second step in a two-step process, adopt a resolution to amend Fiscal Year 2014-2015 Budget related to the Mare Island Community Facilities Districts (CFD)
Contact: Deborah Lauchner, Finance Director, 648-4592

H. **Second Reading and Adoption of an Ordinance of the City of Vallejo Amending Title 16 (Zoning Ordinance) of the Vallejo Municipal Code Regarding the Parking Requirements for Eating and Drinking Establishments**

Recommendation: Conduct second reading and adopt an ordinance of the City of Vallejo amending Title 16 (Zoning Ordinance) of the Vallejo Municipal Code regarding the parking requirements for eating and drinking establishments
Contact: Mark Sawicki, Community & Economic Development Director, 648-4382
Andrea Ouse, Planning Manager, 648-4163
Michelle Hightower, Senior Planner, 648-4506

I. **Adopt a Resolution Authorizing the City Manager to Negotiate and Execute A Contract Without Competitive Bidding for a Total not to Exceed \$1.5 Million for the Demolition and Abatement Project – Building 513, Pursuant to Vallejo Municipal Code Section 3.20.080-(A)(1) and (6) and Subject to the City Council Considering Budget Authority for this Project at a Subsequent City Council Meeting**

Recommendation: Adopt a resolution authorizing the City Manager to forgo the formal bidding process and negotiate and execute contracts for a total not to exceed \$1.5 million as necessary for the Demolition & Abatement Project – Building 513, in accordance with the emergency provisions of Section 3.20.080 (A)(1), and (6) of the Vallejo Municipal Code and subject to the City Council considering budget authority for this project at a subsequent City Council meeting
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
Jill Mercurio, City Engineer, 648-4085

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. **Public Hearing (Continued from June 24, 2014) And Adoption of Two Resolutions: 1) A Resolution Holding on First Reading An Ordinance Amending the Northgate Specific Plan Regarding the Northgate Corner Project (SPA #13-0002); and 2) a Resolution Denying or Approving An Appeal of the Planning Commission's Decision to Approve the Planned Development Unit Plan (PD #13-0007) for the Northgate Corner Project Without the Proposed Left-Turn Pocket Street Improvement on Admiral Callaghan Lane**

Recommendations:

- A. Planning Commission Recommendation: Open the continued Public Hearing and upon conclusion: 1) Adopt a resolution holding on first reading an Ordinance amending the Northgate Specific Plan regarding the Northgate Corner Project; and 2) Adopt a Resolution denying an Appeal and upholding the Planning Commission's decision to approve the Planned Development Unit Plan for the Northgate Corner Project without the proposed left-turn pocket street improvement on Admiral Callaghan Lane between Auto Club Way and Auto Mall Parkway

- B. Staff Recommendation: Open continued public hearing and upon conclusion: 1) Adopt a Resolution holding on first reading an Ordinance amending the Northgate Specific Plan regarding the Northgate Corner Project; and 2) Adopt a Resolution approving the Appeal of the Planning Commission's decision regarding the Planned Development Unit Plan for the Northgate Corner Project and approving the Project with the proposed left-turn pocket street improvement

Contact: Mark Sawicki, Community & Economic Development Director, 648-4382
Andrea Ouse, Planning Manager, 648-4163
Michelle Hightower, Senior Planner, 648-4506

- B. **Adopt a Resolution Authorizing the City Manager to Submit an Application for a HUD Section 108 Loan Guarantee and Funding of an Amount not to Exceed \$4,719,990 for North Mare Island Demolition and Development**

Recommendation: Adopt a resolution authorizing the City Manager to submit an application to the U.S. Department of Housing and Urban Development (HUD) for a Section 108 Loan Guarantee and funding of an amount not to exceed \$4,719,990 for the North Mare Island demolition and development project

This resolution further authorizes the City Manager to make any necessary non-substantive changes to the application and to provide any additional documentation, as required by HUD as part of the application process

Contact: Mark Sawicki, Community & Economic Development Director, 648-4382
Kathleen Diohep, Economic Development Manager, 553-7283
Anne Putney, Housing and Community Development Manager, 648-4408

- C. **City Attorney's Receipt of Request to Amend from Mayor Davis Regarding Preparation of Amendments to the Vacant Building Ordinance to Delete Registration Requirement**

Recommendation: Consider Mayor Davis' request to direct staff to prepare amendments to the Vacant Building ordinance for consideration by Council on a future agenda, to delete the registration requirement for some vacant buildings

Contact: Mayor Davis, 648-4377

- D. **Consider a Request from Mayor Davis to Schedule a Special Meeting of the City Council on July 29, 2014 to Consider Placement of Measures Amending the City Charter on the November 2014 Statewide General Election Ballot and a Special Municipal Election, Regarding Additional Powers, Duties and Compensation for the Mayor and Establishing the Mayor's Position as Full Time and Directing Staff to Prepare the Resolutions and Documents Required for Such Action**

Recommendation: Consider Mayor Davis' request to schedule a special meeting of the City Council on July 29, 2014 to consider placement of measures amending the City Charter on the November 2014 Statewide General Election ballot and a Special Municipal Election, regarding additional powers, duties and compensation for the mayor and establishing the mayor's position as full time and directing staff to prepare the resolutions and documents required for such action based on the attached text provided by Mayor Davis

Contact: Mayor Davis, 648-4377

9. INFORMATION CALENDAR

10. CITY MANAGER'S REPORT

11. CITY ATTORNEY'S REPORT

A. **Quarterly Report – FY 2013/2014, Fourth Quarter (April 1 – June 30, 2014)**

Recommendation: Informational item only; no action requested

Contact: Claudia Quintana, City Attorney, 648-4545

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

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook (www.facebook.com/cityofvallejo)

Sign up to receive City Communications via e-mail (www.ci.vallejo.ca.us/living/connect)

Sign up to receive City updates and get connected with your neighbors on Nextdoor (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 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, July 17, 2014.

Dated: July 17, 2014



Dawn G. Abrahamson, City Clerk