

## AMENDED AGENDA<sup>1</sup>

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

### VALLEJO SANITATION & FLOOD CONTROL DISTRICT REGULAR 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)

**AUGUST 26, 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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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.

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<sup>1</sup> Agenda is amended pursuant to Cal. Gov. Code 54954.2 (b)(2) due to an unforeseen emergency as defined in Cal. Gov. Code 54956.5 to include asterisked items below: Consent Item T and Action Item 8A in the regular City Council meeting agenda at 7:00 p.m. and to reorder other items accordingly.

**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 Government Code Section 54956.9(a): *Ronald Braxton v. the City of Vallejo*, Worker's Compensation Appeals Board, WCAB No. ADJ8451164
- B. Conference with Legal Counsel: Existing litigation pursuant to Government Code Section 54956.9(a): *Michael Kirchner v. the City of Vallejo*, Worker's Compensation Appeals Board, WCAB No. unassigned
- C. Conference with Labor Negotiators: pursuant to Government Code Section 54957.6. Negotiators: Daniel E. Keen, City Manager; Craig Whittom, Assistant City Manager; Ron Millard, Interim 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)
- D. Conference with Labor Negotiators: pursuant to Government Code Section 54957.6. Negotiators: Daniel E. Keen, City Manager; Craig Whittom, Assistant City Manager; Ron Millard, Interim 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)
- E. 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

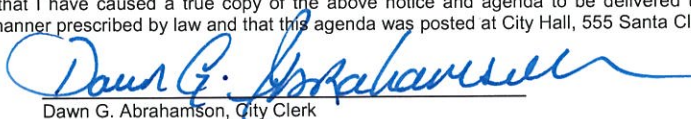
**4. ADJOURNMENT**

Dated: August 25, 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., Monday, August 25, 2014.

Dated: August 25, 2014

  
Dawn G. Abrahamson, City Clerk



**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 6:45 P.M.  
OF THE  
VALLEJO HOUSING AUTHORITY  
COUNCIL CHAMBERS  
555 SANTA CLARA STREET  
VALLEJO, CA  
AUGUST 26, 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:

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 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 June 10, 2014 Special Vallejo Housing Authority meeting  
Contact: Dawn G. Abrahamson, Secretary, 648-4527

**B. Accept the City Treasurer's Investment Report for the Quarter Ended June 30, 2014**

Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended June 30, 2014. This report is an informational item only  
Contact: Ron Millard, Interim Finance Director, 648-4592

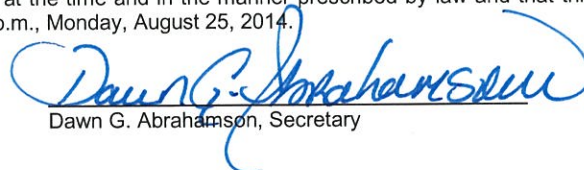
**4. ADJOURNMENT**

Dated: August 25, 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 Vallejo Housing Authority, 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., Monday, August 25, 2014.

Dated: August 25, 2014

  
Dawn G. Abrahamson, Secretary

**VALLEJO CITY COUNCIL  
REGULAR MEETING – 7:00 P.M.  
COUNCIL CHAMBERS  
AUGUST 26, 2014**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. PRESENTATIONS AND COMMENDATIONS**

A. Introduction of New Employees

**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 22, 2014 (special closed session), 2) July 22, 2014 (special), and 3) July 22, 2014 (regular)

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

B. **Accept the City Treasurer's Investment Report for the Quarter Ended June 30, 2014**

Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended June 30, 2014. This report is an informational item only

Contact: Ron Millard, Interim Finance Director, 648-4592

C. **Accept as Complete the Measure B Sereno Drive Concrete Rehabilitation Project**

Recommendation: By motion, accept the work performed by B&M Builders, Inc. of Rancho Cordova, California on the Measure B Sereno Drive Concrete Rehabilitation Project 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 the First Amendment to the Agreement with Koff & Associates for Recruitment Services to Increase Payment by an Amount Not To Exceed \$135,000**  
Recommendation: By motion, authorize the City Manager, or his designee, to execute the First Amendment to the existing Consultant and Professional Services Agreement with Koff & Associates of Emeryville, California to increase the contract amount by \$135,000 for a total not-to-exceed amount of \$225,000  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill Mercurio, City Engineer, 648-4085  
Maria Olvera, Human Resources Director, 648-4102
- E. **Adopt a Resolution Authorizing the City Manager to Submit an Application for the Used Oil Payment Program**  
Recommendation: Adopt a Resolution authorizing the City Manager to submit an application for the Used Oil Payment Program  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill Mercurio, City Engineer, 648-4085  
Derek Crutchfield, Recycling Coordinator, 648-5346
- F. **Adopt a Resolution Approving the Vallejo Mobile Estates Final Map for Condominiums**  
Recommendation: Adopt a Resolution approving the Vallejo Mobile Estates Final Map for Condominiums  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill Mercurio, City Engineer, 648-4085
- G. **Adopt a Resolution of Intention to Amend Fiscal Year 2014-15 Capital Improvement Program (CIP) Budget for the Hiddenbrooke Park Project**  
Recommendation: As the first in a two-step process, adopt a Resolution of Intention to amend the Fiscal Year 2014-15 Capital Improvement Program (CIP) Budget to transfer budget expenditure authority in the amount of \$415,300 from the Hiddenbrooke Improvement District Bond Fund to the Hiddenbrooke Park Project  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill Mercurio, City Engineer, 648-4085
- H. **Adopt a Resolution of Intention to Amend Fiscal Year 2014-2015 Capital Improvement Program (CIP) Budget for the Mare Island Causeway Bridge Western Approach Project**  
Recommendation: As the first in a two-step process, adopt a Resolution of Intention to amend the Fiscal Year 2014-15 Capital Improvement Program (CIP) Budget, to recognize revenue in the amount of \$14,250 from Vallejo Sanitation and Flood Control District (VSFCD), transfer funds in the amount of \$14,250 from the Water Enterprise Fund, and appropriate the funds to the Mare Island Causeway Bridge Western Approach Project  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill Mercurio, City Engineer, 648-4085

- I. **Adopt a Resolution of Intention to Amend Fiscal Year 2014-15 Capital Improvement Program (CIP) Budget to Recognize \$134,615 EPA Grant for the Urban Runoff Treatment Retrofit Project and Appropriate \$5,000 Match**  
Recommendation: As the first in a two-step process, adopt a Resolution of Intention to amend the Fiscal Year 2014-15 Capital Improvement Program (CIP) Budget to recognize revenue in the amount of \$134,615 from the Environmental Protection Agency and appropriate the funds to the Urban Runoff Treatment Retrofit Project; and to appropriate \$5,000 in Capital Outlay funds as local match to the project  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill Mercurio, City Engineer, 648-4085
- J. **Purchase of Two Fleet Vehicles Under National Contract Pricing in the Amount of \$205,000**  
Recommendation: By motion, authorize the City Manager, or his designee, to issue a purchase order in an amount not to exceed \$205,000 to Pape Machinery of Rohnert Park, California, for the purchase of a backhoe and a skip loader for the Public Works Department using the National Joint Powers Alliance contract #060311-JDC  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Fiona Gault Strykers, Assistant Public Works Director-Maintenance, 648-4302  
Mark Fowler, Fleet Manager, 648-4334
- K. **Purchase of Four Fleet Vehicles Under State Contract Pricing in the Amount of \$180,500**  
Recommendation: By motion, authorize the City Manager, or his designee, to issue purchase orders in an amount not to exceed \$180,500 to Downtown Ford Sales of Sacramento, California, for the purchase of four Water Division vehicles under the State of California Department of General Services contracts #1-14-23-20A and #1-14-23-23A  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Fiona Gault Strykers, Assistant Public Works Director-Maintenance, 648-4302  
Mark Fowler, Fleet Manager, 648-4334
- L. **Authorize the City Manager to Execute the First Amendment to the Workers' Compensation Claims Administration Services Agreement with York Insurance Services, Inc. – California to Extend the Term One Year and Increase Payment By An Amount Not to Exceed \$194,500**  
Recommendation: By motion, authorize the City Manager to execute the First Amendment to the Workers' Compensation Claims Administration Services Agreement with York Insurance Services, Inc. - California to extend the term one year and increase payment by an amount not to exceed \$194,500  
Contact: Maria Olivera, Human Resources Director, 648-4102
- M. **Second Reading and Adoption of an Ordinance of the City of Vallejo Amending the Northgate Specific Plan Regarding Eating and Drinking Establishments in the Mixed Use Development Commercial Land Use Area**  
Recommendation: Conduct second reading and adopt an ordinance of the City of Vallejo amending the Northgate Specific Plan regarding eating and drinking establishments in the Mixed Use Development Commercial Land Use Area  
Contact: Mark Sawicki, Community & Economic Development Director, 648-4382  
Andrea Ouse, Planning Manager, 648-4163  
Michelle Hightower, Senior Planner, 648-4506

- N. **Adopt a Resolution Accepting the Resignation of Councilmember McConnell as the City's Representative to the Senior Coalition of Solano County and Confirming the Mayor's Recommendation to Appoint Peter Wilson as the New Representative**  
Recommendation: Adopt a Resolution accepting the resignation of Councilmember McConnell as the City's representative to the Senior Coalition of Solano County and confirming the Mayor's recommendation to appoint Peter Wilson as the City's new representative  
Contact: Dawn G. Abrahamson, City Clerk, 648-4528
- O. **Authorize the City Manager to Execute the Second Amendment to the Mechanical Piping Service Contract with Associated Constructors, Inc. to Extend the Term One Year and Increase Payment by an Amount Not to Exceed \$300,000**  
Recommendation: By motion, authorize the City Manager, or his designee, to execute the Second Amendment to the Mechanical Piping Service Contract with Associated Constructors, Inc. (ACI) to extend the term one year until June 30, 2015, and increase payment by an amount not to exceed \$300,000  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Franz Nestlerode, Water Superintendent, 648-4308
- P. **Authorize the City Manager to Execute a Sublease Agreement With Solano County Transit (SolTrans) for the 1850 Broadway Bus Maintenance Facility**  
Recommendation: Adopt a Resolution authorizing the City Manager, or his designee, to execute a Sublease Agreement by and among the City of Vallejo (Sublessor) and Solano County Transit (SolTrans – Sublessee) for the 1850 Broadway Bus Maintenance Facility  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Jill Mercurio, City Engineer, 648-4085
- Q. **Authorize the City Manager to Execute Contract Change Order No. 2 with California Trenchless Inc. for the Water Mains Capital Improvements Project Fiscal Year 2012-2013**  
Recommendation: By motion, authorize the City Manager to execute Contract Change Order No. 2 with California Trenchless, Inc. (CTI) for the Water Mains Capital Improvements Project FY 2012-2013 WT 7060 for an amount not to exceed \$220,470 to perform additional water mains replacements under the existing contract  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Franz Nestlerode, Water Superintendent, 648-4308
- R. **Authorize the City Manager to Execute a First Amendment for Fiscal Year 2013-2014 Maintenance Coating Service Contract with Jeffco Painting and Coating, Inc. to Extend the Term One Year and Increase Payment by an Amount Not to Exceed \$200,000**  
Recommendation: By motion, authorize the City Manager, or his designee, to execute a First Amendment for Fiscal Year 2013-2014 Maintenance Coating Service Contract with Jeffco Painting and Coating, Inc. to extend the term one year until June 30, 2015 and increase payment by an amount not to exceed \$200,000  
Contact: David A. Kleinschmidt, Public Works Director, 648-4301  
Franz Nestlerode, Water Superintendent, 648-4308

- S. **Authorizing the City Manager to File a Response to the 2013-2014 Solano County Grand Jury Report Entitled "Vallejo Station Parking Structure Phase A"**

Recommendation: Adopt a Resolution authorizing the City Manager to file a response to the 2013-2014 Solano County Grand Jury report entitled "Vallejo Station Parking Structure Phase A"

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

Fiona Gault Strykers, Assistant Public Works Director/Maintenance, 648-4302

- \*T. **Determination by the Legislative Body That There is An Emergency, as Defined in California Government Code 54956.5 in Order to Allow Consideration, Discussion and Action of Item 8A: Resolution Confirming Existence of Local Emergency**

Recommendation: By motion, make a finding that an emergency situation exists, as defined in Section 54956.5, allowing consideration of item 8A on this agenda included within the last 72 hours after normal agenda posting as required by the Ralph H. Brown Act

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. **Resolution Confirming Existence of Local Emergency**

Recommendation: Adopt a Resolution confirming the existence of a local emergency

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

- B. **Public Hearing and Adoption of Six Resolutions to Annex Real Property on Mare Island to Community Facilities Districts Nos. 2002-1, 2005-1A and 2005-1B, Including Calling Special Elections by Landowners of the Eight Parcels and Determining the Results**

Recommendation: Conduct a public hearing, adopt resolutions to annex two parcels owned by the City of Vallejo and six parcels owned by Lennar Mare Island, conduct special elections by landowners of the eight parcels, City of Vallejo and Lennar Mare Island, and determine the results for Mare Island Community Facilities Districts Nos. 2002-1, 2005-1A and 2005-1B

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

Kathleen Diohep, Economic Development Manager, 553-7283

Annette Taylor, Senior Community Development Analyst, 649-3510

- C. **Adopt a Resolution Implementing Outdoor Water Use Restrictions in Compliance with the State Water Resources Control Board's Emergency Drought Regulation**

Recommendation: Adopt a Resolution implementing outdoor water use restrictions in compliance with the State Water Resources Control Board's Emergency Drought Regulation, which became effective July 28, 2014

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

Franz Nestlerode, Assistant Public Works Director-Water, 648-4308



- D. **Request to Place an Item on the September 9, 2014 City Council Agenda to Consider Amending the 2013-2014 Participatory Budgeting Rulebook with Respect to the MIRA Theatre**

Recommendation: Authorize staff to place an item on the September 9, 2014 City Council agenda to consider amending the Participatory Budgeting Rulebook with respect to the MIRA Theatre

Contact: Councilmember Miessner, 648-4133

**9. INFORMATION CALENDAR**

**10. CITY MANAGER'S REPORT**

- A. **Demolition of Badge & Pass Building at Mare Island**

Recommendation: Verbal report will be provided by staff. Informational Item only and no action is required

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

Jill A. Mercurio, City Engineer, 648-4085

- B. **City of Vallejo Awarded Certificate of Achievement for Excellence in Financial Reporting**

Recommendation: Verbal report will be provided by staff. Informational Item only and no action is required

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

Ron Millard, Interim Finance Director, 648-4592

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

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 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., Monday, August 25, 2014.

Dated: August 25, 2014

  
Dawn G. Abrahamson, City Clerk