



City Hall
555 Santa Clara Street
Vallejo, CA 94590
www.cityofvallejo.net

AGENDA

VALLEJO CITY COUNCIL SPECIAL MEETING – 4:30 P.M.

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

MAY 12, 2015

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 4:30 P.M.
OF THE
VALLEJO CITY COUNCIL
COUNCIL CHAMBERS
555 SANTA CLARA STREET,
VALLEJO, CA
MAY 12, 2015**

MAYOR
Osby Davis

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

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 Vallejo 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: Steven Park, Dimeling, Schreiber & Park; Victor Zayas, Earthquake Protection Systems, Inc., Hiram Woo, Regional Finance and Development Corporation; Under Negotiations: Price and terms of payment

4. ADJOURNMENT

Dated: May 7, 2015


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 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, May 7, 2015.

Dated: May 7, 2015


Dawn Abrahamson, City Clerk

**CALL AND NOTICE OF
SPECIAL MEETING
AT 6:45 P.M.
OF THE
VALLEJO CITY COUNCIL AND
VALLEJO HOUSING AUTHORITY
COUNCIL CHAMBERS
555 SANTA CLARA STREET,
VALLEJO, CA
MAY 12, 2015**

CHAIR
Osby Davis

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

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. APPROVAL OF AGENDA AND CONSENT CALENDAR

A. Approval of Minutes


Recommendation: By motion, approve the minutes of the April 14, 2015 special Vallejo Housing Authority meeting
Contact: Dawn G. Abrahamson, Secretary, 648-4528

B. Accept the City Treasurer's Investment Report for the Quarter Ended March 31, 2015

Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended March 31, 2015
Contact: Ron Millard, Interim Finance Director, 648-4592

4. ADJOURNMENT

Dated: May 7, 2015


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 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, May 7, 2015.

Dated: May 7, 2015


Dawn Abrahamson, Secretary

**VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 P.M.
COUNCIL CHAMBERS
MAY 12, 2015**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

- A. Presentation of a Proclamation Declaring the week of May 10, 2015 “Vallejo Police Week”
- B. Presentation by the American Public Works Association, Northern California Chapter to the City of Vallejo for being awarded the Monticello Emergency Pipeline Replacement Project of the Year and Presentation of a Proclamation Declaring the week of May 17 as “Public Works Week”
- C. Presentation of a Proclamation in Recognition of Vallejo Numismatic Society Forty-Third Annual Vallejo Coin and Collectibles Show
- D. Presentation of a Proclamation Declaring May 2015 as “Older Americans Month”
- E. Introduction of New Vallejo Police Department Cadets

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) April 20 and 22, 2015 (special), 2) April 28, 2015 (special); 3) April 28, 2015 (Joint City Council and Successor Agency); and 4) April 28, 2015 (regular)
Contact: Dawn G. Abrahamson, City Clerk, 648-4527

- B. Adopt a Resolution Approving a Grocery Outlet Public Parking Agreement**
Recommendation: Adopt a Resolution approving an agreement between the City of Vallejo, Grocery Outlet, Inc. and Dennis and Susan Brinson to access the proposed Grocery Outlet grocery store across the adjacent public parking lot and to continue to allow public parking at the southeast corner of the intersection of York Street and Sacramento Street to support the proposed Grocery Outlet project on the adjacent parcel until at 2035
Contact: Kathleen Diohep, Economic Development Manager, 553-7283
Craig Whitton, Assistant City Manager, 648-4579
- C. Authorize the City Manager to Execute a One-Year Agreement with Kubra America West, Inc., to Provide Water Billing Services for a Total Cost Not to Exceed \$250,000**
Recommendation: By motion, authorize the City Manager to execute a one-year agreement with Kubra America West Inc. ("Kubra") to provide water bill printing, inserting, mailing and related services, for a total cost not to exceed \$250,000.
Contact: Ron Millard, Interim Finance Director, 648-4592
- D. Accept the City Treasurer's Investment Report for the Quarter Ended March 31, 2015**
Recommendation: By motion, accept the City Treasurer's Investment Report for the quarter ended March 31, 2015
Contact: Ron Millard, Interim Finance Director, 648-4592
- E. Adopt a Resolution of Intention to Amend the Fiscal Year 2014-2015 Water Enterprise Fund Budget to Appropriate \$400,000 for the Water Emergency Transportation Authority Service Line Replacement Project**
Recommendation: As the first step in a two-step process, adopt a Resolution of Intention to amend the Fiscal Year 2014-2015 Water Enterprise Fund budget by appropriating \$400,000 of unrestricted, unencumbered fund balance in the City Water Fund to the Water Emergency Transportation Authority (WETA) Service Line Replacement Project
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
Martin A. Querin, Asst. Public Works Director/Water, 648-4308
- F. Authorize City Manager to Execute a Four-Year Agreement with Yamaha Motor Corporation to Lease 120 Electric Golf Carts for the Blue Rock Springs Golf Course for a Total Estimated Cost Not to Exceed \$483,720**
Recommendation: By motion, authorize the City Manager to execute a four-year agreement with Yamaha Motor Corporation to lease 120 electric golf carts for the Blue Rock Springs Golf Course, for a total estimated cost not to exceed \$483,720
Contact: Ron Millard, Interim Finance Director, 649-3559
- G. Authorize City Manager to Execute a Mutual Aid Agreement Between the City of Vallejo and Vallejo Sanitation and Flood Control District**
Recommendation: By motion, authorize the City Manager to execute a Mutual Aid Agreement between the City of Vallejo and Vallejo Sanitation and Flood Control District
Contact: Jack McArthur, Fire Chief, 648-4420

- H. **Authorize City Manager to Execute a Short Term Rental Agreement Between the City of Vallejo and the Admirals Temporary Rental Agreement**
Recommendation: By motion, make finding of a public benefit and authorize the City Manager to execute a short term rental agreement between the City of Vallejo and the Admirals Professional Baseball team to allow team members to bunk at Fire Station Number 6, located at 1381 Fulton Avenue, Vallejo, during the baseball season (May through September)
Contact: Jack McArthur, Fire Chief, 648-4420
- I. **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-owned room located on the third floor of 505 Santa Clara Street at no cost and authorize 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: Joanna Altman, Administrative Analyst II, 648-4362
Daniel E. Keen, City Manager, 648-4576
- J. **Authorize the City Manager to Purchase Six Fleet Vehicles From Ford Lincoln Fairfield Under the Competitively Bid State General Service Contract in the Total Amount of \$193,840**
Recommendation: By motion, authorize the City Manager, or his designee, to purchase six vehicles from Ford Lincoln Fairfield of Fairfield California under the State of California Department of General Services contract in the total amount of \$193,840. The total amount includes tax, license, warranty, options and delivery
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
- K. **Second Reading and Adoption of an Ordinance Amending Chapter 11 of the Vallejo Municipal Code Related to Drought Restrictions and Penalties**
Recommendation: Hold second reading and adopt an Ordinance amending Chapter 11 of the Vallejo Municipal Code (Water) related to drought restrictions and penalties
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
Martin A. Querin, Assistant Public Works Director/Water, 648-4479
- L. **Confirmation of City Council Goals Established at February 18-19, 2015 Special Meeting and Acceptance of Report from the Goal Setting Session**
Recommendation: By motion, confirm the City Council's 12-month priorities, developed at the priority-setting study session on February 18-19, 2015, and accept the report from the goal-setting session
Contact: Daniel E. Keen, City Manager, 648-4576
- M. **Adopt a Resolution Initiating Proceedings for Establishing a Public Hearing on June 9, 2015 for Ad Valorem Assessments for Properties in the 1911 Act Landscape Maintenance Districts**
Recommendation: Adopt a resolution declaring the intent to levy assessments for 14 Landscape Maintenance Districts (LMD) for Fiscal Year 2015-2016 and setting a Public Hearing on June 9, 2015
Contact: David A. Kleinschmidt, Public Works Director, 648-4301
Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085

- N. **Adopt a Resolution Initiating Proceedings for Assessments on Properties in the Hiddenbrooke Maintenance District and Setting a Public Hearing on June 9, 2015**
Recommendation: Adopt a resolution preliminarily approving the Engineer's Report and declaring the intention to levy and collect assessments for the Hiddenbrooke Maintenance District (HMD) for Fiscal Year 2015-2016 and setting a Public Hearing on June 9, 2015
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
 Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085
- O. **Adopt a Resolution Initiating Proceedings for Assessments on Properties in the Northeast Quadrant Landscape Maintenance District and Setting a Public Hearing on June 9, 2015**
Recommendation: Adopt a resolution preliminary approving the Engineer's Report and declaring the intent to levy and collect assessments for the Northeast Quadrant Landscape Maintenance Districts (LMD) for Fiscal Year 2015-2016 and setting a Public Hearing on June 9, 2015
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
 Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085
- P. **Adopt a Resolution Initiating Proceedings for Assessments on Properties in the 1972 Act Landscape Maintenance Districts and Setting a Public Hearing on June 9, 2015**
Recommendation: Adopt a resolution preliminarily approving the Engineer's Report and declaring the intent to levy and collect assessments for 10 Landscape Maintenance Districts (LMD) for Fiscal Year 2015-2016 and setting a Public Hearing on June 9, 2015
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
 Jill A. Mercurio, Assistant Public Works Director/City Engineer, 648-4085
- Q. **Adopt a Resolution Initiating Proceedings for Assessments on Properties in the Glen Cove III 2015 Landscape Maintenance District and Setting a Public Hearing on July 14, 2015**
Recommendation: Adopt a resolution preliminary approving the Engineer's Report and declaring the intent to levy and collect assessments for the Glen Cove III 2015 Landscape Maintenance District (LMD) for Fiscal Year 2015-2016 and setting a Public Hearing on July 14, 2015
 Contact: David A. Kleinschmidt, Public Works Director, 648-4301
 Jill A. Mercurio, Assistant Public Works Director/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. **Second Reading of an Ordinance Providing Limited Immunity to Four Medical Marijuana Dispensaries Through Issuance of Regulatory Permits**
Recommendation: By motion, hold on second reading an ordinance providing limited immunity to four medical marijuana dispensaries through issuance of regulatory permits, with final reading and adoption of the ordinance on May 26, 2015
 Contact: Daniel E. Keen, City Manager, 648-4576
 Claudia Quintana, City Attorney, 648-4545
 Andrew Bidou, Chief of Police, 648-4455

B. Adopt Two Resolutions Approving Fiscal Year 2015-2016 through Fiscal Year 2019-2020 City of Vallejo Consolidated Plan

Recommendation: Adopt the following two Resolutions: (1) approving the funding allocation for the St. Vincent Hill's Streetscape Master Plan, and (2) approving the City of Vallejo Consolidated Plan for Fiscal Year 2015-2020 and the annual Action Plan for Fiscal Year 2015-2016 (not including the St. Vincent Hill Streetscape Master Plan) for submittal to the Department of Housing and Urban Development (HUD) by May 15, 2015

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

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

9. INFORMATION CALENDAR

10. CITY MANAGER'S REPORT

11. CITY ATTORNEY'S REPORT

**A. Quarterly Report for Fiscal Year 2014/2015, Third Quarter
(January 1, 2015 – March 31, 2015)**

Recommendation: Informational item only; no action required

Contact: Claudia Quintana, City Attorney, 648-4547

12. COMMUNITY FORUM

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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)

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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, May 7, 2015.

Dated: May 7, 2015


Dawn G. Abrahamson, City Clerk